



OFFICE OF THE GOVERNOR

SEP 20 2026

To the Members of the California State Assembly:

I am returning Assembly Bill 2439 without my signature.

This bill would generally prohibit homeowners associations from restricting a member's use of public streets, establish new notification requirements when the recipient of assessment payments changes, and expand liability for specified violations of assessment-collection procedures.

I support protecting homeowners from improper collection practices and ensuring they know where to make their assessment payments. However, this bill would make an association liable for "any costs" a homeowner incurs because the association failed to follow assessment-collection procedures. The bill neither defines nor limits those costs. This broad standard could create uncertainty, invite disputes and litigation, and impose costs on associations and their members disproportionate to the underlying violation.

The bill also makes the board liable for a \$1,000 civil penalty when an association commits a third specified notice violation within five years. Existing law generally places this type of liability on the association. The bill does not explain how liability against "the board" would operate or how it would apply when board membership changes between violations. This uncertainty could discourage residents from volunteering to serve and make effective association governance more difficult.

In addition, the bill requires certificates of mailing and, in certain circumstances, certified mail with a return receipt. These prescriptive requirements could impose

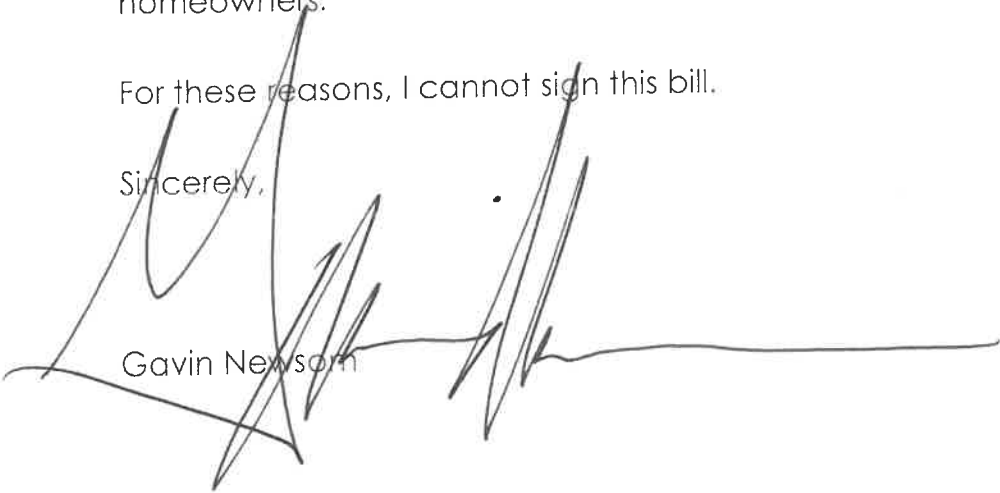


substantial administrative costs that would ultimately be passed on to homeowners.

For these reasons, I cannot sign this bill.

Sincerely,

Gavin Newsom

A handwritten signature in black ink, appearing to be "Gavin Newsom", is written over the printed name. The signature is stylized with a large, sweeping initial "G" and a long horizontal line extending to the right.