



April 18, 2022

AB 2328 Promotes Competition and Helps California Property Owners Hit by Inflation, While Allowing Local Regulation of Home Experiences

The Honorable Mark Stone
Chair, Assembly Judiciary Committee
1020 N Street, Room 104
Sacramento, CA 95814

Dear Chair Stone,

As a tech industry association devoted to a progressive future, Chamber of Progress **supports your bill, AB 2328**, which allows cities to regulate – but not ban outright – “home experiences” like sharing a pool, home theater, or patio for less than 24 hours.

AB 2328 enables local governments to set rules and usage limits for rentals of home experiences, while forbidding municipalities from banning those rentals outright. This balance reflects owners’ property rights to rent out their properties – which California courts have historically upheld – against communities’ needs for sensible regulation of rental properties.

As the sharing economy expands beyond overnight property rentals into “experiences” like pools and patios, local communities should maintain their freedom to impose taxes, set usage limitations, and enforce noise ordinances for the new experiences.

AB 2328 helps property owners generate additional income as housing is hit by inflation. Home experience sharing property owners are not property investors or conglomerates; they are primary residence property owners who are aiming to generate additional sources of income. By clearly enabling the sharing of home experiences, the bill will help Californians grapple with increased housing prices and the costs of inflation as a whole.

AB 2328 gives Californians greater access to recreational spaces. Across the country, many lack access to recreational outdoor spaces and swimming pools. This is extremely apparent in minority communities where residents are three times less likely to live in nature-rich areas than predominantly white communities, and low income communities where 70% of residents have less access to nature than the rest of the country.¹

A similar trend exists with swimming pools, where about 96% of Americans do not have access to a pool,² and many many cities foresee cuts to their parks budgets that curtail the hours of public pools. This is a stark contrast to the 1.18 million **privately owned, underutilized** swimming pools

¹ <https://www.americanprogress.org/article/the-nature-gap/>

²

<https://www.prnewswire.com/news-releases/reimagining-access-to-outdoor-spaces-swimply-announces-new-funding-and-expands-pool-sharing-marketplace-to-25-new-markets-301284021.html>

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across California alone.³ AB 2328 helps close these gaps by creating the opportunity for all Californians to access these experiences.

We support AB 2328 so that Californians can enjoy the economic and recreational benefits of home experience rentals in a safe, reasonably regulated manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Pascal". The signature is fluid and cursive, with the first name "Jamie" and last name "Pascal" clearly distinguishable.

Jamie Pascal
Director of Civic Innovation Policy
Chamber of Progress

³ <https://www.latimes.com/business/realestate/hot-property/la-fi-hp-pools-value-added-20190405-story.html>