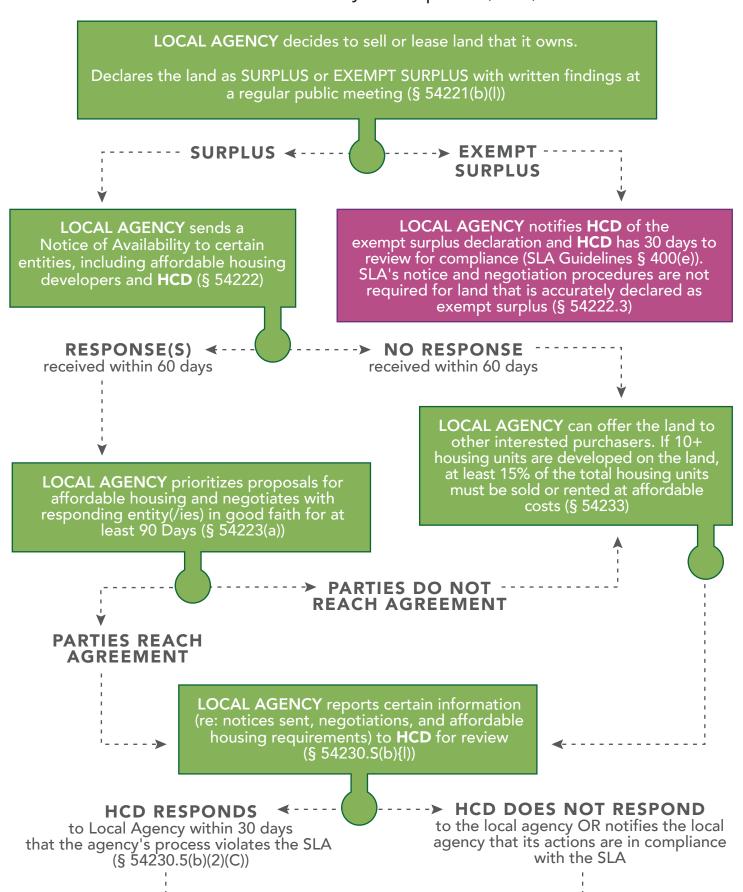
THE SURPLUS LAND ACT Process

Actions required by local agencies & the California Department of Housing and Community Development (HCD)



Within 60 days of HCD's notice, the LOCAL AGENCY can correct the SLA issues or explain in writing why it believes the sale or lease complies with the SLA (§ 54230.5(b)(3)(A)(i),(ii))

HCD notifies the LOCAL AGENCY that it has neither corrected the SLA issues nor provided a written explanation OR that HCD disagrees with the explanation, then HCD can refer the case to the Attorney General (§ 54230.5(b)(3)(B))

HCD finds that the LOCAL AGENCY corrects the SLA issues or HCD agrees with its written explanation

the land by entering into a binding agreement that includes affordable housing covenants if applicable (§§ 54233, 54233.5)

If the LOCAL AGENCY sells or leases the land before correcting the violation, HCD will fine the local agency 30% of the sale price for the first violation and 50% for any subsequent violations. Third parties can sue to enforce these penalties. (§54230.S(a)(l)).

The **Attorney General** may take action to enforce the SLA.

Third-Party Enforcement:
If low-income individuals,
affordable housing developers
or advocacy groups, or
other interested parties
believe the local agency
violated an step of the SLA,
they may sue the local
agency to seek compliance
or financial penalties
(§54230.S(a)(l))

Last revised: August 2021





