



STATE OF CALIFORNIA
Franchise Tax Board

No Analysis Required

Author: Ward

Sponsor:

Bill Number: AB 474

Amended: April 30, 2025, and
May 23, 2025

SUBJECT

Nonprofit Home-Sharing Program Income Exclusion

- No analysis required – Not within our scope of responsibility.

SUMMARY

This bill would have, under the Personal Income Tax Law (PITL), excluded from gross income any amount received by a lower-income household from a tenant while participating as a landlord in a nonprofit home-sharing program for taxable years beginning on or after January 1, 2026, and before January 1, 2031. In addition, this bill would amend provisions of the Government Code, relating to discrimination rules, and provisions of the Welfare and Institutions Code, relating to the determination of eligibility or benefit amounts for public social services.

SUMMARY OF AMENDMENTS

The April 30, 2025, amendments replaced the defined term “lower-income household” with the defined term “qualified taxpayer,” and removed Section 41 performance indicators and the reporting requirements.

The May 23, 2025, amendments removed the provisions impacting the PITL.

ANALYSIS

As a result of the May amendments, this bill no longer impacts the Franchise Tax Board (FTB). The FTB’s analysis of the bill, as introduced on February 6, 2025, and as amended on March 19 and April 1, 2025, no longer applies.

LEGISLATIVE CONTACT

FTBLegislativeServices@ftb.ca.gov