

**RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT and RESOLUTION** relative to establishing the City's position on Senate Bill (SB) 84 (Niello), which would provide businesses an opportunity to fix construction-related deficiencies that violate disability access provisions before penalties are issued.

Recommendation for Council action, pursuant to Resolution (Lee – McOsker), **SUBJECT TO THE CONCURRENCE OF THE MAYOR:**

**RESOLVE** to include in the City's 2025-26 State Legislative Program **SUPPORT** for SB 84 (Niello) to clarify the notice requirements of disability access-related complaints, allow defendants an opportunity to fix any barriers to access, and prevent the filing of fraudulent accessibility-related complaints in California.

**Fiscal Impact Statement:** None provided by the Chief Legislative Analyst (CLA). The City Administrative Officer has not completed a financial analysis of this report.

**Community Impact Statement:** None submitted.

**Summary:**

On October 21, 2025, your Rules, Elections and Intergovernmental Relations Committee considered an August 12, 2025 Resolution (Lee – McOsker) and CLA report dated October 20, 2025, relative to establishing the City's position on SB 84 (Niello), which would provide businesses an opportunity to fix construction-related deficiencies that violate disability access provisions before penalties are issued. According to the Resolution, in 2021, there was a drastic increase in ADA lawsuits filed in the U.S. District Court for the Northern District of California against small, immigrant-owned businesses in San Francisco, which the San Francisco District Attorney claimed many to have been fraudulent and targeted small business owners with limited English proficiency and access to lawyers, who were then pressured to enter into cash settlements, causing many to close. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Resolution. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Rules, Elections, and Intergovernmental Relations Committee

<b>COUNCILMEMBER</b>	<b>VOTE</b>
HARRIS-DAWSON:	YES
RAMAN:	YES
YAROSLAVSKY:	YES
SOTO-MARTINEZ:	YES
LEE:	YES

RM  
10/21/25

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**