



## FLOOR ALERT

### SB 84 (Niello), as Amended May 23, 2025 – **SUPPORT**

The Civil Justice Association of California (CJAC), and the organizations above **SUPPORT** SB 84, which would prohibit construction-related accessibility claims under the ADA and the Unruh Civil Rights Act from being initiated until a small business defendant has been served with a demand letter specifying each alleged violation and given 120 days to correct them. This is common sense legislation that will provide meaningful protection for small businesses and greater access for the disability community.

Due to California's current statutory framework for construction-related accessibility claims, businesses, especially small businesses, have been targeted by a limited group of attorneys to leverage settlements for technical construction-related standards, regardless of whether the alleged violation actually impedes physical access to the facility for patrons with disabilities. Alleged violations for something as simple as not having the appropriate signage or symbol can prompt a claim even when the alleged violations can be quickly resolved.

Unfortunately, businesses are pressured into paying settlements for these lawsuits instead of focusing their financial resources on improving access at their place of business. This is especially true for small businesses, which have limited resources.

SB 84 would address this issue by providing small businesses with an opportunity to fix all the alleged violations within 120 days of receiving a demand letter, which will improve access in California and allow businesses to avoid high price tag shakedowns.

For the foregoing reasons, the above coalition supports **SUPPORT SB 84** and urges a **YES vote**. If you have any questions, please contact Chris Micheli at [cmicheli@snodgrassmicheli.com](mailto:cmicheli@snodgrassmicheli.com) or 916-743-6802.