



LEGISLATIVE INTENT SERVICE, INC.

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Civil Code § 798.78 – Compiled January, 2012

Our review of the annotated history reveals the following legislative history (every “c.” below represents a separate legislative bill):

§ 798.78

Added: 1979, c. 198

Amended:

- **1982, c. 477 and 1982, c. 1397:** substituted “homeowner” for “tenant”, and added “but only” clause. Depending upon your focus, we would research the bill that originally added the language of interest to you.
- **1989, c. 745:** designated subdivision (a), in subdivision (a) inserted “or personal representative of the estate”, substituted “was a homeowner at the time of his or her death” for “is a homeowner” and “since the death of the homeowner have been satisfied as they have accrued pursuant to the rental agreement in effect at the time of the death of the homeowner” for “after the transfer of ownership to the heir or joint tenant have been satisfied”; and added subdivisions (b) to (d).

Four bills affected this section.

Tracing Statutory Language:

- Research fees can be minimized by ordering only the bills that affected specific subdivisions or phrases of interest to you.
- Changes to statutes can sometimes be determined by the annotations provided by Deering’s, Westlaw, and Lexis.
- **If annotations are not available, one strategy** is to look at each chaptered law noted above to observe the changes. **Another strategy** is to retain us to *trace* your language and report our findings back to you.

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