

State Legislation Update

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May 13, 2025

State Legislative Process

- Second year of two-year session
- Bills are pending fiscal review, where 20 to 30 percent of bills are held on suspense and do not advance further, particularly in the second year of a session
- Bills will be passed by August 31st and must be signed by the Governor by September 30th
- The Legislature has focused on building code reform and the expedition of post-entitlement phase permits to alleviate the statewide housing crisis

Inspections: Assembly Bill 1738 (Carrillo)

AB 1738 requires local jurisdictions offer **remote inspections** for specific building permits in **single- and two-family dwellings by July 1, 2027**.

Eligible work includes:

- Minor electrical or plumbing work, including water heaters and HVAC systems
- Photovoltaic and energy storage systems
- Smoke and carbon monoxide detector installation and replacement
- All inspections for an ADU or JADU under 800ft, except foundations and framing
- Home hardening and defensible space
- Re-roofs

AB 1738 has passed the Assembly Local Government and Housing

Inspections: Senate Bill 222 (Wiener)

SB 222 applies to **residential heat pump water heater or heat pump HVAC system serving one dwelling unit** and requires the following:

- **Asynchronous inspections**, by 7/1/2027
- Online permitting pathways that result in a **singular permit** by 1/1/2028
- Fee cap at \$150 per water heater, and \$200 per HVAC system

Additionally, the bill requires plug-in heat pump HVAC systems without a permit or inspection if specified standards are met.

SB 222 has passed the Senate and is pending referral in the Assembly.

Inspections: Senate Bill 1272 (Menjivar)

SB 1272 **extends the time to abate a violation to six months** if the following are met:

- The property involved is **residential and owner occupied**
- The current owners submits an affidavit stating **they were not owners when the violation occurred**
- The current owner provides evidence that the **violation was not disclosed in a transfer disclosure statement**
- The violation does not create an immediate danger to health or safety

SB 1272 has passed the Senate Local Government committee and is pending a Senate floor vote.

Privatization: AB 1693 (Zbur) & AB 2418 (Gonzalez)

AB 1693 requires local jurisdictions to allow a **private plan checker** to certify code compliance for **tenant improvement projects related to a retailer**, with a 20-day timeline to review and approve. “Retailer” is defined as a business making retail sales directly to the general public.

AB 2418 implements **private plan checking for non-residential buildings under 40 feet**, if the **estimated or actual timeline for the “structural building safety plan check”** after an application is deemed complete **exceeds 30 days, or 60 days upon recheck**.

AB 1693 is pending an Assembly floor vote. AB 2418 is pending an Assembly Appropriations vote.

Housing: Assembly Bill 1621 (Wilson)

AB 1621 alters post-entitlement permitting in the following ways:

- **Limits housing-related permits to two plan review checks**
 - Applications that have not reached compliance after two checks are denied, though the applicant may request additional rechecks
- **Prohibits any request** for action during a building inspection **that deviates from previously approved plans**
- Reduces time for a jurisdiction to respond to a permit appeal (30 days for 25 units and lower; 45 days for 26+ units)

AB 1621 has passed the Assembly and is pending referral in the Senate.

Housing: AB 748 (Harabedian) & AB 1294 (Haney)

AB 748 requires local jurisdictions to establish a **pre-approval program for single-family and multifamily residential plans under 11 units** for public use. If an applicant utilizes pre-approved plans, jurisdictions must **approve or deny the application within 30 days**.

AB 1294 **codifies the requirements** for a housing development **entitlement to be deemed complete**, and requires the Dept. of Housing and Community Development to create a standardized application for housing developments.

AB 748 is pending referral in the Senate. AB 1294 is pending a hearing in Senate Local Government.

Housing: Senate Bill 1014 (Grayson)

SB 1014 requires, once a **housing-related post-entitlement application is deemed complete**, that the local jurisdiction provide a **list of onsite and offsite improvements** that are **necessary for issuance** of, or are otherwise in connection with, the permit.

“Improvements” are defined as any infrastructure for the delivery of public services such as education, police & fire, parks & recreation, public health, libraries, transportation, or other similar projects such as energy-, communication-, or water-related infrastructure.

SB 1014 has passed the Senate Housing and Local Government committees, and is pending a Senate floor vote.

Factory-Built: AB 1815 (Wicks) & AB 2058 (Harabedian)

AB 1815 **prohibits** jurisdictions from imposing **local building standards that exceed the state's minimum** building standards for projects that **utilize factory-built** housing for at least **15% of the project's hard costs**.

AB 2058 removes the requirement for local agencies to inspect factory-built housing, and instead allows the 'first user' to choose local inspectors or a quality assurance agency. If inspecting factory-built housing, DBI may charge 50% of the typical inspection fee.

AB 1815 and AB 2058 are both pending a hearing in Assembly Appropriations.

EV Charging: AB 2748 (Quirk-Silva) & AB 1820 (Schiavo)

AB 2748 **exempts new or existing affordable housing projects** that submit an application between Jan. 1, 2025 and Dec. 31, 2035 from **meeting EV charging requirements present in the 2025 Green Building Code (GBC)**, or any subsequent editions or equivalent local standards, and instead **requires compliance with the 2022 GBC.**

AB 1820 caps **fees for electric vehicle charging stations** to \$100 plus \$15 per kilowatt above 15kW for residential charging stations, and \$500 plus \$5 per kilowatt between 51kW and 250kW, plus \$2 per kilowatt above 250kW for commercial charging stations.

AB 2748 is on suspense. AB 1820 is pending an Assembly floor vote.

CBSC: AB 2044 (Petrie-Norris) & AB 1926 (Pacheco)

AB 2044 **prevents** the CA Building Standards Commission from **approving or adopting any standards** that are submitted **without a completed statement of estimated cost of compliance**, including the related assumptions to determine that estimate.

AB 1926 requires the California Building Standards Commission to receive the Department of Housing and Community Development's **written review and approval before any proposed building standard that may increase the cost of residential construction can be adopted.**

AB 1926 & AB 2044 are on suspense.

CBSC: AB 1070 (Ward) & AB 2612 (Schultz)

AB 1070 requires the Department of Housing and Community Development to consider **allowing residential developments between 3 and 10 units to be built under the Residential Code**. AB 1070 also requires the Department, every triennial cycle, to **review construction cost pressures for residential developments as a result of new or existing building standards**.

AB 2612 allows the CA Building Standards Commission to develop and **adopt standards** for electrical circuit features **to enable plug-in solar energy systems in the 2034 code cycle**.

AB 1070 has been referred to the Senate Housing committee. AB 2612 **is** **13**
on suspension

Senate Bill 908 (Wiener)

SB 908 bolsters homeowners' ability to **replace existing windows** in residential buildings by **prohibiting discretionary review or hearings** for the replacement and **prohibiting denial of the permit** unless they violate the building code or pose specific adverse impacts. SB 908 also prohibits San Francisco from imposing conditions on windows in proposed residential projects beyond objective conditions necessary to protect health and safety.

SB 908 passed the Senate Local Government and Housing committees and is pending a hearing in the Senate Appropriations committee.

Assembly Bill 2601 (Lee)

AB 2601 establishes **concurrent processing** of an application **for an urban lot split with the application for a duplex** under Senate Bill 9 (Atkins, 2021). The bill allows issuance of a building permit or certificate of occupancy to be conditioned upon the approval of the lot split and subsequent parcel map.

AB 2601 has passed the Assembly and is pending committee referral in the Senate.

AB 1796 (Jackson)

AB 1796 establishes **interior designers** as a class of licensed professionals within the CA Architects Board.

AB 1796 has passed the Assembly Business and Professions committee and is pending a hearing the Assembly Appropriations committee.

Assembly Bill 2252 (Lee)

AB 2252 requires the Dept. of Housing and Community Development to develop and **propose standards** during the next triennial cycle for single-exit, **single stairway multi-unit residential buildings up to six stories in height.**

AB 2252 was held in committee and is no longer moving forward.



THANK YOU