



AB 1621 (Wilson) – Postentitlement Permit Streamlining (Effective 1/1/27)



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Overview

AB 1621 (Wilson) strengthens postentitlement permitting protections to help approved housing projects move into construction. The measure addresses repeated plan-check demands, inspection requirements that depart from approved plans, and inadequate remedies when agencies fail to follow permitting rules. Its intent is to ensure that securing project approval translates into timely construction and delivery of needed housing. [Bill Language](#).

CBPA's Role

CBPA strongly supported AB 1621, sponsored by the California Building Industry Association, and joined a broad coalition urging its passage. CBPA highlighted how delays after entitlement increase costs and create uncertainty even when a project has already been approved. The coalition advocated for enforceable review requirements, fewer unnecessary resubmittals, and greater consistency between approved plans and construction inspections.

Key Provisions

- Limits agency-requested building permit plan checks for housing projects to two reviews. Applicants may request additional submissions, and agencies may still deny plans that do not meet permit standards.
- Restricts inspection demands that deviate from approved building plans unless supported by written findings based on substantial evidence of clear noncompliance or a specific adverse health or safety impact.
- Shortens permit appeal decision deadlines to 30 business days for housing projects of 25 units or fewer and 45 business days for projects with 26 units or more.
- Allows applicants to seek a court order compelling permit approval when an appeal is denied, overdue, or unavailable, and expands Housing Accountability Act enforcement of local postentitlement permitting requirements.

Implications for CRE

AB 1621 will help members advancing housing and qualifying mixed-use developments avoid costly redesigns and prolonged permitting disputes after entitlement. Greater certainty at this stage supports construction scheduling, financing, and delivery of completed projects. By helping approved developments reach construction sooner, the law can reduce carrying costs and support additional housing near employment centers and commercial corridors.

*****This summary provides CBPA members with an overview of AB 1621, its key provisions, and its potential impacts on California's commercial real estate industry. This summary is intended for informational purposes only and does not constitute a legal interpretation or legal advice. Members should consult their legal counsel for guidance on how the law applies to their properties or businesses, including any applicable compliance obligations.*****