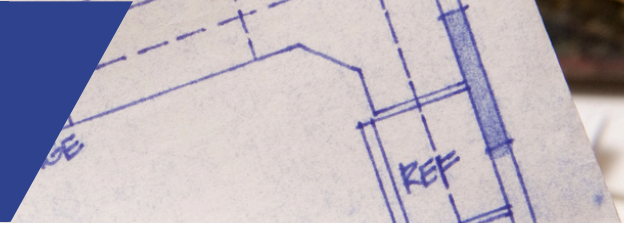




AB 1693 (Zbur) - Retail Tenant Improvement Streamlining (Effective 1/1/27)



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Overview

AB 1693 (Zbur) streamlines permitting for retail tenant improvements to address lengthy local plan-checking delays that hold up business openings. The measure establishes an optional third-party review process and clear deadlines for permit decisions while preserving local oversight and building standards. It builds on similar streamlining for restaurants and complements AB 2418's reforms for qualifying business occupancies. [Bill Language](#) | [Press Release](#)

CBPA's Role

CBPA was proud to strongly support AB 1693 and partnered with the California Retailers Association, the bill's sponsor, to advance it alongside our sponsored AB 2418. Our organizations worked closely throughout the year to keep these complementary measures moving through the legislative process. CBPA urged the Governor to sign AB 1693, highlighting the importance of timely retail approvals to our members and their tenants.

Key Provisions

- Allows retail building permit applicants to hire qualified third-party plan checkers, at their own expense, to certify that tenant improvement plans comply with applicable building, health, and safety codes.
- Applies to interior tenant improvements in existing buildings for qualifying retailers making sales directly to the public.
- Requires local agencies to approve or deny complete applications within 20 business days and corrected submissions within 10 business days. Subsequent review is limited to deficiencies identified in the initial denial, helping prevent repeated rounds of new corrections.

Implications for CRE

AB 1693 will help property owners and managers complete retail tenant improvements more quickly, reducing costly waits and helping small and new businesses open their doors sooner. Firm review deadlines add accountability to a process that has left storefronts vacant while tenants wait for approvals. Together with AB 2418, this reform gives members practical tools to shorten vacancy periods, reduce carrying costs, and bring new jobs and economic activity to shopping centers and commercial corridors.

*****This summary provides CBPA members with an overview of AB 1693, 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.*****