



April 7, 2026

TO: The Honorable Juan Carrillo, Chair, Assembly Local Government Committee
The Honorable Tri Ta, Vice Chair, Assembly Local Government Committee

FR: California Business Properties Association California Apartment Association California Building Industry Association California Business Roundtable California Hispanic Chambers of Commerce California Manufacturers & Technology Association California Restaurant Association California Retailers Association California Self Storage Association CalAsian Chamber of Commerce American Council of Engineering Companies Building Owners & Managers Association of California (BOMA)	BOMA Greater Los Angeles Institute of Real Estate Management of California Inland Empire Economic Partnership Los Angeles Area Chamber of Commerce Los Angeles County Business Federation (BizFed) National Federation Independent Businesses (NFIB) NAIOP California NAIOP SoCal Orange County Business Council Southern California Leadership Council San Diego Regional Chamber of Commerce Supply Chain Federation United Chamber Action Network
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RE: AB 2418 (Gonzalez) – Plan-Checking Streamlining – SUPPORT

The above organizations write in support of AB 2418 (Gonzalez), legislation that builds on reforms enacted last year to streamline residential permitting under AB 253 (Ward, 2025) and AB 1308 (Hoover, 2025) and extends many of those same efficiencies to nonresidential projects.

Across California, local jurisdictions continue to face significant plan-checking delays driven by staffing shortages and unpredictable workloads. These delays impact a wide range of projects, including tenant improvements, new construction, and building expansions. Even routine interior buildouts can take months to receive approvals, delaying business openings, increasing costs, and disrupting lease and financing timelines. While recent reforms improved residential timelines, nonresidential projects remain subject to inconsistent and prolonged review processes.

AB 2418 addresses this gap by setting clear timelines for plan review, requiring local agencies to provide applicants with estimated review periods, and creating a reliable backstop when those timelines are exceeded. In those cases, applicants may request the use of a qualified third-party plan checker, at the applicant's expense, not the local agency's. Any third-party reviewer must meet standards set and approved by the jurisdiction, and local agencies retain full oversight, final decision-making authority, and applicable legal protections throughout the process.

This targeted measure builds on efforts enacted by the Legislature last year providing predictable and efficient permitting process, helping projects move forward without unnecessary delay while maintaining local control and accountability.

For these reasons, we urge you to **SUPPORT AB 2418 (Gonzalez)**. For additional information regarding our position, please contact Skyler Wonnacott, California Business Properties Association, 916-960-3951 or swonnacott@cbpa.com

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CC: Assemblymember Mark Gonzalez
Members – Assembly Local Government Committee