

AB 2418 (González) - Commercial Plan Check Streamlining (Effective 1/1/27)

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Overview

AB 2418 (González; D-Los Angeles) strengthens commercial permitting procedures to address local plan-checking backlogs. Building on residential permitting reforms, the measure establishes a streamlined review option for a limited category of commercial tenant improvements while preserving building standards and local authority over final permit decisions. [Bill Language](#) | [Press Release](#)

CBPA's Role

CBPA, BOMA California, and CREDA California sponsored AB 2418, with BOMA Greater Los Angeles and CREDA SoCal as co-sponsors. CBPA built the coalition, worked closely with the author's office, and shepherded the bill through the legislative process to the Governor's signature. This industry victory provides a foundation for further reform. CBPA will work in future legislative sessions to expand plan-check eligibility to larger buildings, additional business types, and new construction.

Key Provisions

- Allows qualifying Group B businesses, generally commercial offices and professional or service businesses, to use a third-party plan checker for tenant improvements when a delay of more than 30 business days is projected or has occurred after submission of a complete application.
- Limits the plan-check option to buildings of one to three stories with an occupant load of 49 or fewer and no occupied floor more than 40 feet above ground. Health facilities and public buildings are excluded.
- Building permit applicants will now have the ability to hire a qualified third-party plan checker at their own expense if the local agency determines no qualified reviewers are available to provide the service.
- Requires local agencies to act on third-party plan-check reports within 10 business days of receipt. Separately requires inspections within 10 business days of notice that permitted work is complete for a broader range of occupancies, including business, retail, industrial, and storage uses.

Implications for CRE

AB 2418 will help speed up commercial plan checking and reduce lengthy, costly wait times, allowing property owners and managers to complete tenant improvements and prepare spaces for occupancy sooner. Its firm 10-business-day deadlines for local action on third-party plan-check reports and for inspections following notice of completed work add accountability and predictability to a process that has long delayed even routine improvements. Together, these reforms will help small and new businesses open sooner, support jobs and economic activity, and can shorten vacancy periods and reduce carrying costs for members.

*****This summary provides CBPA members with an overview of AB 2418, 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.*****