



BOMA California Continues Assembly Bill 98 Cleanup Efforts

BOMA California remains at the forefront of efforts to address the unintended consequences of Assembly Bill 98 (Carrillo; D-Palmdale).

Over the past week, we engaged in key discussions to push for critical cleanup legislation, including a meeting with Assembly Speaker Rivas's office, followed by an AB 98 Stakeholder Strategy Session on January 29, hosted by the Inland Empire Economic Partnership and attended by Assemblymember Carrillo.

During these discussions, we identified major areas requiring clarification and reform, emphasizing that there must be no moving of the goalposts on compliance. Key issues include:

- **Effective Dates:** Clarifying which current and future projects fall under the law.
- **Redevelopment & Infill:** Addressing the impact on urban and infill warehouse projects.
- **Expansion Thresholds:** Ensuring clarity on the 20% expansion rule for existing buildings.
- **Truck Routes:** Resolving local government burdens, rural route challenges, and enforcement concerns.
- **Manufacturing/Ag Exemptions:** Seeking clear exemptions and definitions.
- **Buffers & Setbacks:** Defining standards for screening, building orientation, and logistics flow.
- **Housing Replacement:** Establishing clear guidelines on affordability, responsibility, and location.
- **Enforcement:** Preventing unnecessary lawsuits through defined enforcement mechanisms.
- **Definitions & Consistency:** Fixing inconsistencies in terms, dates, and multi-building applicability.

On February 4, BOMA California's Senior Director of Government Relations, Skyler Wonnacott, presented on AB 98 to the San Diego Regional Chamber of Commerce's 2025 Leadership Delegation while they were in Sacramento. Nearly 60 regional leaders, including local elected officials and business leaders, attended the session, which covered AB 98's new requirements, critical areas needing reform, and the nine key priorities for cleanup.

Our large and diverse coalition of stakeholders is making real progress, particularly on the first four priorities. We appreciate Assemblymember Carrillo's ongoing engagement, as this marks the fourth meeting we have had directly with him to work toward meaningful solutions.

We will continue with this effort, ensuring practical solutions that provide certainty for the industry while maintaining legislative intent. Stay tuned for further updates as we advance these cleanup efforts.