

All Bills Tracked Monday, September 28, 2020

[AB 429](#) ([Nazarian D](#)) **Seismically vulnerable buildings: inventory.**

Current Text: Amended: 8/30/2019 [html](#) [pdf](#)

Status: 8/31/2020-Failed Deadline pursuant to Rule 61(b)(18). (Last location was S. 2 YEAR on 9/15/2019)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law establishes a program within all cities and all counties and portions thereof located within seismic zone 4, as defined, to identify all potentially hazardous buildings and to establish a mitigation program for these buildings. The mitigation program may include, among other things, the adoption by ordinance of a hazardous buildings program, measures to strengthen buildings, and the application of structural standards necessary to provide for life safety above current code requirements. Current law requires the Alfred E. Alquist Seismic Safety Commission to report annually to the Legislature on the filing of mitigation programs relating to building construction standards from local jurisdictions. This bill would require the commission, by specified deadlines, to identify funding and develop a bidding process for hiring a third-party contractor to create an inventory of potentially vulnerable buildings, as defined.

Organization: CALBO

Position: Support

[AB 953](#) ([Ting D](#)) **Land use: accessory dwelling units.**

Current Text: Amended: 1/6/2020 [html](#) [pdf](#)

Status: 8/18/2020-Failed Deadline pursuant to Rule 61(b)(13). (Last location was S. GOV. & F. on 6/23/2020)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law requires a local agency to ministerially approve or deny a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. This bill would deem a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.

Organization: CALBO

[AB 1063](#) ([Petrie-Norris D](#)) **Planning and Zoning Law: housing elements: accessory dwelling units: adequate site substitutes.**

Current Text: Amended: 6/29/2020 [html](#) [pdf](#)

Status: 8/31/2020-Failed Deadline pursuant to Rule 61(b)(18). (Last location was S. HOUSING on 7/2/2020)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law authorizes the Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with the provisions of the Planning and Zoning Law relating to housing elements, to allow a city or county to identify adequate sites by a variety of methods, as specified. Current law authorizes the department to allow a city or county to identify sites for accessory dwelling units based on the number of accessory dwelling units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, those units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. This bill would, instead, require the department, in making that evaluation, to allow a city or county to identify adequate sites by a variety of methods, as specified. The bill would require the department to allow a city or county to identify sites for potential accessory dwelling units based on existing zoning standards and the demonstrated potential capacity to accommodate accessory dwelling units and junior accessory dwelling units, as determined by the city or county.

Organization: CALBO

AB 1923 (Salas D) Residential structures: natural gas shutoff devices.

Current Text: Amended: 7/30/2020 [html](#) [pdf](#)

Status: 8/21/2020-Failed Deadline pursuant to Rule 61(b)(15). (Last location was S. APPR. SUSPENSE FILE on 8/13/2020)

Desk	Policy	Fiscal	Floor	Desk	Policy	Dead	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require the Department of Housing and Community Development, in consultation with the Office of the State Architect and the State Fire Marshal, to consider whether to propose for adoption by the California Building Standards Commission, in the code adoption cycle that begins after January 1, 2022, the requirement that seismic gas shutoff devices be installed in all or a portion of newly constructed residential dwelling units, motels, hotels, and lodging houses. The bill would prohibit the department from proposing a standard that would require the installation of specified gas safety devices on an existing building as a condition of a real estate conveyance.

Organization: CALBO

AB 1997 (Nazarian D) Building codes: earthquake safety: functional recovery standard.

Current Text: Amended: 3/16/2020 [html](#) [pdf](#)

Status: 6/5/2020-Failed Deadline pursuant to Rule 61(b)(8). (Last location was A. APPR. SUSPENSE FILE on 6/2/2020)

Desk	Policy	Dead	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require the California Building Standards Commission, by June 30, 2021, to assemble a functional recovery working group comprised of certain state entities and members of the construction and insurance industries, as specified. The bill would require the working group, by June 30, 2023, to consider whether a "functional recovery" standard is warranted for all or some building occupancy classifications, using specified criteria, and to investigate the practical means of implementing that standard, as specified. The bill would require the working group to advise the appropriate state agencies to propose the building standards, as specified. The bill would authorize the commission to adopt regulations based upon the recommendations from the working group for nonresidential occupancies. The bill would define "functional recovery" for purposes of these provisions, as specified.

Organization: CALBO

Position: Support

AB 2044 (Voepel R) Building standards: photovoltaic requirements: accessory dwelling units.

Current Text: Amended: 3/16/2020 [html](#) [pdf](#)

Status: 5/29/2020-Failed Deadline pursuant to Rule 61(b)(5). (Last location was NAT. RES. on 3/11/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would prohibit an accessory dwelling unit, as defined, from being considered to be a newly constructed building for purposes of a specified provision of the California Energy Code, which is part of the California Building Standards Code, regarding the photovoltaic requirements for newly constructed buildings that are low-rise residential buildings. The bill would require the California Energy Commission to study exempting accessory dwelling units from the photovoltaic requirements specified above and would require the Energy Commission to make recommendations to the California Building Standards Commission in time for consideration and adoption in the next regularly occurring California Building Standards code adoption cycle.

Organization: CALBO

Position: Watch

AB 2168 (McCarty D) Planning and zoning: electric vehicle charging stations: permit application: approval.

Current Text: Amended: 5/4/2020 [html](#) [pdf](#)

Status: 8/31/2020-Failed Deadline pursuant to Rule 61(b)(18). (Last location was A. L. GOV. on 3/2/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require an application to install an electric vehicle charging station to be deemed complete if, 5 business days after the application was submitted, the building official of the city, county, or city and county has not deemed the application complete, as specified, and if the building official has not issued a one-written correction notice, as specified. The bill would require an application to install an electric vehicle charging station to be deemed approved if 15 business days after the application was deemed complete certain conditions are met, including that the building official of the city, county, or city and county has not approved the application, as specified, and the building official has not made findings that the proposed installation could have an adverse impact, as described above, and required the applicant to apply for a use permit.

Organization: CALBO

Position: Oppose

AB 2232 (Grayson D) Contractors: renewal of licenses.

Current Text: Introduced: 2/13/2020 [html](#) [pdf](#)

Status: 8/18/2020-Failed Deadline pursuant to Rule 61(b)(13). (Last location was S. B., P. & E.D. on 6/23/2020)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Contractors’ State License Law defines and regulates the activities of contractors and provides for their licensure, regulation, and discipline by the Contractors’ State License Board within the Department of Consumer Affairs. Current law authorizes the registrar of contractors to grant the retroactive renewal of a license if, within 90 days from the due date, the licensee requests the retroactive renewal in a petition to the registrar, shows that the failure to renew was due to circumstances beyond their control, files an application for renewal on a form prescribed by the registrar, and pays the appropriate renewal and delinquency fees. This bill, instead, would require the registrar to grant the retroactive renewal of a license if within 90 days of the expiration of the license, the otherwise eligible licensee submits a completed application for renewal and pays the renewal and delinquency fees.

Organization: CALBO

AB 2603 (Daly D) Accessory dwelling units.

Current Text: Introduced: 2/20/2020 [html](#) [pdf](#)

Status: 6/5/2020-Failed Deadline pursuant to Rule 61(b)(6). (Last location was A. PRINT on 2/20/2020)

Dead	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. Current law, with certain exceptions, prohibits a local agency from using or imposing any additional standards, including, until January 1, 2025, owner-occupant requirements. This bill would make a nonsubstantive change to these provisions.

Organization: CALBO

AB 3145 (Grayson D) Local government: housing development projects: fees and exactions cap.

Current Text: Introduced: 2/21/2020 [html](#) [pdf](#)

Status: 5/29/2020-Failed Deadline pursuant to Rule 61(b)(5). (Last location was L. GOV. on 3/9/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would prohibit a city or county from imposing a specified fee or exaction if the total dollar amount of the fees and exactions that a city or county would impose on a proposed housing development is greater than 12 percent of the city’s or county’s median home price unless approved by the Department of Housing and Community Development. The bill would authorize a city or county to seek approval from the department to impose a fee or an exaction that would result in the total dollar amount of fees and exactions exceeding that limitation by making a specified finding and submitting a completed application for a waiver.

Organization: CALBO

[AB 3316](#) (Bloom D) Building standards: notice requirements.

Current Text: Introduced: 2/21/2020 [html](#) [pdf](#)

Status: 5/29/2020-Failed Deadline pursuant to Rule 61(b)(5). (Last location was PRINT on 2/21/2020)

Dead	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law requires the California Building Standards Commission to mail notices of meetings with respect to its proposed action on any building standards to specified parties that have submitted a written request for notice at least 15 days before any meeting, as specified. This bill would instead require the commission to mail notices at least 21 days before any meeting.

Organization: CALBO

[SB 50](#) (Wiener D) Planning and zoning: housing development: streamlined approval: incentives.

Current Text: Amended: 1/6/2020 [html](#) [pdf](#)

Status: 1/31/2020-Failed Deadline pursuant to Rule 61(b)(3). (Last location was THIRD READING on 1/30/2020)

Desk	Policy	Fiscal	Dead	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would authorize a development proponent of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. The bill would define a "neighborhood multifamily project" to mean a project to construct a multifamily structure on vacant land, or to convert an existing structure that does not require substantial exterior alteration into a multifamily structure, consisting of up to 4 residential dwelling units and that meets local height, setback, and lot coverage zoning requirements as they existed on July 1, 2019. The bill would also define "eligible parcel" to mean a parcel that meets specified requirements, including requirements relating to the location of the parcel and restricting the demolition of certain housing development that may already exist on the site.

Organization: CALBO

Position: Watch

[SB 474](#) (Stern D) Very high fire hazard severity zone: state responsibility area: development prohibition.

Current Text: Amended: 6/19/2020 [html](#) [pdf](#)

Status: 8/14/2020-Failed Deadline pursuant to Rule 61(b)(13). (Last location was A. L. GOV. on 6/29/2020)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas, this bill would impose a state-mandated local program. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Organization: CALBO

Position: Oppose

[SB 517](#) (Archuleta D) Department of Motor Vehicles: records: confidentiality.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 2/3/2020-Returned to Secretary of Senate pursuant to Joint Rule 56.

Dead	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law prohibits the disclosure of the home addresses of certain public employees and officials that appear in records of the Department of Motor Vehicles, except to a court, a law enforcement agency, an attorney in a civil or criminal action under certain circumstances, and certain other official entities. This bill would extend that prohibition, subject to those same exceptions, to the disclosure of

the home addresses of code enforcement officers and parking control officers, as defined. The bill would also require the department to charge a fee sufficient to cover the reasonable costs for this service commencing with requests for confidentiality made on or after January 1, 2020. This bill contains other related provisions and other existing laws.

Organization: CALBO
Position: Watch

SB 902 (Wiener D) Planning and zoning: housing development: density.

Current Text: Amended: 5/21/2020 [html](#) [pdf](#)

Status: 8/21/2020-Failed Deadline pursuant to Rule 61(b)(15). (Last location was A. APPR. SUSPENSE FILE on 8/18/2020)

Desk	Policy	Fiscal	Floor	Desk	Policy	Dead	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would authorize a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria.

Organization: CALBO

SB 906 (Skinner D) Housing: joint living and work quarters and occupied substandard buildings or units.

Current Text: Introduced: 2/3/2020 [html](#) [pdf](#)

Status: 6/5/2020-Failed Deadline pursuant to Rule 61(b)(6). (Last location was S. HOUSING on 2/12/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law permits a city or county to adopt alternative building regulations for the complete or partial conversion of commercial or industrial buildings to joint living and work quarters. Current law defines a joint living and work quarter as residential occupancy by a family or not more than 4 unrelated persons maintaining a common household of one or more rooms or floors in a building originally designed for industrial or commercial occupancy, as specified. This bill would redefine joint living and work quarters to mean residential occupancy by a group of persons, whether those persons are related or unrelated.

Organization: CALBO

SB 1006 (Bates R) Building standards.

Current Text: Introduced: 2/14/2020 [html](#) [pdf](#)

Status: 8/31/2020-Failed Deadline pursuant to Rule 61(b)(18). (Last location was S. RLS. on 2/14/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption. Current law requires an adopting agency to submit the notice and initial statement of reasons for proposed building standards to the commission. If, after review, the commission determines that the notice and initial statement of reasons comply with the Administrative Procedure Act, existing law requires that the commission submit the notice to the Office of Administrative Law for the sole purpose of inclusion in the California Regulatory Notice Register. This bill would make a nonsubstantive change to these provisions relating to the notice described above.

Organization: CALBO

SB 1199 (McGuire D) Commission on Home Hardening.

Current Text: Amended: 7/27/2020 [html](#) [pdf](#)

Status: 8/14/2020-Failed Deadline pursuant to Rule 61(b)(13). (Last location was A. G.O. on 8/14/2020)

6/29/2020)

Desk	Policy	Fiscal	Floor	Desk	Dead	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would establish the Commission on Home Hardening within the Business, Consumer Services, and Housing Agency. The commission would be a 6-member body composed of, among others, the Insurance Commissioner, the State Fire Marshal, the Director of Housing and Community Development, and the Director of the Office of Emergency Services, or any of their respective designees. The bill would require the commission to develop a 3-tiered system of fire prevention levels for structures in a Wildland Urban Interface environment, as specified. The bill would require the commission to develop guidelines for certifying structures within the 3-tiered system by third-party inspectors and best practices for home hardening and wildfire mitigation for homeowners seeking certification.

Organization: CALBO

Position: Support

SB 1340 (Wilk R) Building standards: decks and balconies: inspection.

Current Text: Amended: 3/25/2020 [html](#) [pdf](#)

Status: 5/29/2020-Failed Deadline pursuant to Rule 61(b)(5). (Last location was HOUSING on 5/12/2020)

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law requires an inspection of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or an individual certified as a building inspector or building official, as specified. Current law prohibits the contractor performing the inspection from bidding on the repair work. This bill would eliminate the prohibition against the contractor performing the inspection from bidding on the repair work.

Organization: CALBO

SB 1348 (Stern D) Fire prevention: vegetation management: public education: grants: defensible space: fire hazard severity zones: forest management.

Current Text: Amended: 8/26/2020 [html](#) [pdf](#)

Status: 8/31/2020-Failed Deadline pursuant to Rule 61(b)(18). (Last location was A. THIRD READING on 8/25/2020)

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Dead	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require the Director of Forestry and Fire Protection to identify areas of the state as moderate and high fire hazard severity zones and would require a local agency to make this information available for public review and comment, as provided. By expanding the responsibility of a local agency, the bill would impose a state-mandated local program.

Organization: CALBO

Total Measures: 20

Total Tracking Forms: 20