



**LEGISLATIVE BRIEFING**  
SUMMER 2026

# 2026 Legislative Committee

- **Raj Patel**, City of Pico Rivera – Chair
- **Brad Wungluck**, City of Manteca – Vice Chair
- **Christopher Ochoa, Esq.**, CBIA
- **Will Foote**, City of Lincoln
- **Doug Hughes**, City of Rohnert Park
- **Jeff Janes**, JAS Pacific
- **Ian Livingston**, City of Guadalupe
- **Jason Pasiut**, SAFEBuilt
- **Sara Retmier**, City of Beaumont
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



# Agenda

- **Legislative Calendar**
- ***Offender of the Summer***
- **2026 Active Legislation**
- **Wrap-Up**



# 2026 Legislative Calendar

- Two-year session begins: December 1, 2024
- Y2 Bill Introduction Deadline: February 20, 2026
  - Policy & Fiscal Committees Meet in House of Origin
- Policy Committee Deadline: April 24, 2026
- House of Origin Deadline: May 29, 2026
- Policy Committee Deadline: July 2, 2026
- **Fiscal Committee Deadline: August 14, 2026**
- End of Session: August 31, 2026
- Governor's Signing Deadline: September 30, 2026



# Offender of the Summer

## AB 306

**Author:** Schultz, D-Burbank

**Location:** Senate Appropriations

**CALBO Position:** **OPPOSE**

- Original AB 306 amended May 21
  - Creates a statewide appeals process to request the use of an alternative method (AMM) via the California Building Standards Commission
  - Amended July 2 to limit scope to AMM vs. allowable appeal of any local determination



# Offender of the Summer

## AB 306

- Why so offensive?

- Author and Sponsor (AIA-California) cite that local findings are inconsistent
- Turner Center Report (2025) – cites problem, but that a thoughtful solution should be found that includes local government
- *Gut and amend* – what's the rush?
- Costly implementation via BSC
- Do the proponents understand how this will really work?



# 2026 Legislative Proposals

**AB 1738 – As Amended July 2 - BETTER**

**Author:** Carrillo, D-Palmdale

**Location:** Senate Appropriations

**CALBO Position: OPPOSE**

- By January 1 or July 1, 2028, requires remote inspections to be offered by all local jurisdictions for:
  - Residential heat pump water heaters
  - Residential heat pump HVAC
  - Residential reroofs
  - Photovoltaic systems (less/equal to 15kW)
  - Energy storage systems



# 2026 Legislative Proposals

## AB 1738 (Con't...)

### CALBO Position: **OPPOSE**

- January 1, 2028: applies to jurisdictions above 50,000
- July 1, 2028: applies to all other jurisdictions
- Exempts cities smaller than a 5,000 and counties smaller than 150,000
- Allows an inspector to request onsite inspection following initial remote offering
- Makes no budgetary considerations for mandated technology
- CALBO continues to cite concerns with one-size fits all and overall mandate





# 2026 Legislative Proposals

**AB 1070 – As Amended on June 11, 2026**

**Author:** Ward, D-San Diego

**Location:** Senate Appropriations

**CALBO Position:** **NEUTRAL**

- Requires HCD to convene a workgroup and initiative a report by January 2027 to assess the current definition of *multifamily*. Similar to AB 6 of last year.
- Would request consideration for residential developments of 3 to 10 units to be built under the CRC



# 2026 Legislative Proposals

## AB 1070 (Con't...)

**CALBO Position: NEUTRAL**

- Bill would require a report back to the legislature by the end of 2027
- CALBO encourages the ICC model code governmental consensus process to be used
- ICC Victory – offered newly released *Middle Housing* reference publication addressing gaps between IBC and IRC



# 2026 Legislative Proposals

**SB 868 – As Amended June 15 - BETTER**

**Author:** Wiener, D-San Francisco

**Location:** Assembly Appropriations

**CALBO Position: OPPOSE**

- Creates the *Plug and Play Solar Act*
- Would exempt portable solar generation devices - aka “Plug-in Solar Devices” - from current interconnection requirements.
- Utah just passed a similar measure



# 2026 Legislative Proposals

## SB 868 (Con't...)

**CALBO Position: OPPOSE**

- According to author, residents of urban environments are at a disadvantage when seeking to make environmentally friendly decisions and using PV – no incentive. With increased energy costs, this poses an inequity.
- Specified instances in which a portable PV generation device would be allowable including:
  - A maximum aggregated AC output of no more than 1,200w per dwelling
  - UL (or equivalent) rated
  - Meets current standards of NEC & CEC



# 2026 Legislative Proposals

**AB 1693 – As Introduced June 25, 2026**

**Author:** Zbur, D-Los Angeles

**Location:** Senate Appropriations

**CALBO Position: OPPOSE**

- AB 1693 seeks to create streamlined approval process for retail tenant improvements
- Requires acceptance of plans from “qualified professional certifiers” - licensed Architect or Engineer, as defined
- Requires local action within 20 business days
- Requires outlined corrections to be resubmitted within 10 business days
- Exempts CEQA
- Similar to last year’s AB 671 relative to restaurant TIs



# 2026 Legislative Proposals

**AB 1820 – As Amended July 2, 2026 - BETTER**

**Author:** Schiavo, D-Santa Clarita

**Location:** Senate Appropriations

**CALBO Position:** **OPPOSE**

- AB 1820 extends existing solar permit fee maximums to EV charging stations and outlines new rate caps until 2036:
  - \$500 + \$5 per kW per kW between 51-250 kW and
  - \$2 per kW above 205kW for “level 2” charging stations installed in new/existing multifamily
  - Allows locals to provide evidence to support higher rates
  - CALBO sought amendments to increase outlined maximums



# 2026 Legislative Proposals

**SB 222 – As Amended June 15, 2026 - WORSE**

**Author:** Wiener, D-San Francisco

**Location:** Assembly Appropriations

**CALBO Position: OPPOSE**

- By July 1, 2027, asynchronous inspections must be offered by locals for the installation of residential heat hump water heater or HVAC systems
- Effort to not require the licensed contractor and inspector to be simultaneously present
- *By July 1, 2028, online and automated permitting system must be available*
- Similar to last year's SB 282



# 2026 Legislative Proposals

## Other Bills of Interest:

- **AB 1915 (Gabriel) – OPPOSE (Amended July 1, 2026)**
  - Restaurant tenant-improvements
  - Creates exemption and “streamlined” approval process for “like-for-like” equipment change outs
- **SB 2418 (Gonzalez) – OPPOSE (Amended June 24, 2026)**
  - Private permitting review: excessive delays
  - Sponsor: CBPA & BOMA
- **SB 828 (Cabaldon) – SUPPORT (Amended June 17, 2026)**
  - Annual Inspections of Fireworks Storage Facilities





# 2026 Dead Bills

- **AB 2517 (Calderon) – SUPPORT**
  - Fire Hazard Zone maps
  - Sponsor: League of California Cities
- **AB 2252 (Lee) – OPPOSE**
  - Single-exit stairways in residential
  - Presentation only in Asm Housing/Comm Dev
- **AB 1796 (Jackson) – WATCH**
  - Certification/licensure of “professional interior designers”
  - Changed scope of ID work and required locals to accept their stamps of approval



# Legislative Tracking

- Available to All
- Real-Time

The screenshot displays the CALBO (California Building Officials) website's legislative tracking section. At the top, the CALBO logo is on the left, and a navigation menu with links for Committees, Legislation, Professional Development, Resources, Sponsorship Opportunities, and About Us is on the right. A search icon is also present. The main content area is titled 'LEGISLATION' and features a sidebar with links to 'Legislative Bill Report', 'Legislative Events', 'Legislative Presentations', 'Legislative Outreach Alerts', 'Capital Corner Update', 'Guide to Changes in State Law', and 'Legislative Process'. The central focus is the 'Legislative Bill Reports' section, which includes a paragraph explaining that the report provides updates on legislative measures affecting building codes, safety regulations, and enforcement policies in California. It mentions that the report includes bill calendars, legislative language, and CALBO's official positions on proposed laws. Key topics covered include compliance deadlines, inspection policies for multi-unit buildings, and local enforcement procedures. Below this text is an image of a wooden gavel. A note states that important documents like the Six Point Criteria, CALBO's Seismic Policy, and Upcoming Legislative Compliance Deadlines can be accessed by clicking icons on the page. To the right of the text are four large, vertically stacked icons: a building dome for 'Upcoming Legislative Compliance Deadlines', a gavel for 'Bill Search', a set of railroad tracks for 'Six Point Criteria', and a building under construction for 'CALBO's Seismic Policy'. The bottom right corner of the screenshot shows the CALBO logo again.

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LEGISLATION

**Legislative Bill Report**

Legislative Events  
Legislative Presentations  
Legislative Outreach Alerts  
Capital Corner Update  
Guide to Changes in State Law  
Legislative Process

### Legislative Bill Reports

The California Building Officials (CALBO) Legislative Bill Report provides updates on legislative measures affecting building codes, safety regulations, and enforcement policies in California. It includes bill calendars, legislative language, and CALBO's official positions on proposed laws. Key topics covered include compliance deadlines, inspection policies for multi-unit buildings, and local enforcement procedures.

You can also access important documents like the Six Point Criteria, CALBO's Seismic Policy, and Upcoming Legislative Compliance Deadlines by clicking the icons on this page.

### Legislation of Interest

Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.

Upcoming Legislative Compliance Deadlines

Bill Search  
Search Legislation by bill number or keyword

Six Point Criteria

CALBO's Seismic Policy

CALIFORNIA BUILDING OFFICIALS

# Upcoming Events

## REGISTRATION OPEN

- **Education Week North**

- Burlingame (Bay Area)
- September 28 – October 1, 2026
- Virtual & In-Person Attendance Available

- **Education Week South**

- Costa Mesa (Orange County)
- October 26-29, 2026
- Virtual & In-Person Attendance Available





**Thank you.**

For more detail, visit us at:

[www.calbo.org](http://www.calbo.org)



Building a Stronger California