



LEGISLATIVE BRIEFING
SEPTEMBER 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**, Sandac LLC
- **Sara Retmier**, City of Beaumont
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



Agenda

- **Legislative Calendar**
- ***2026 Final Actions of the State Legislature***
- **Wrap-Up**



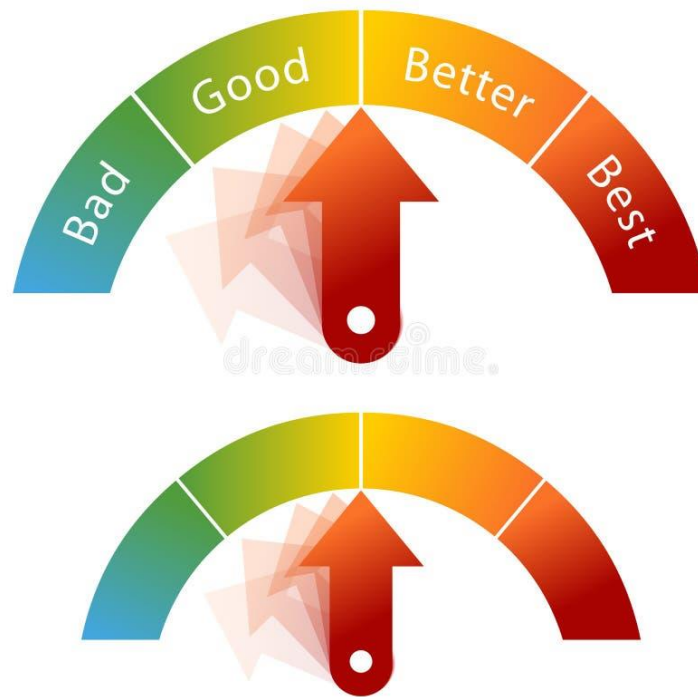
2026 Legislative Calendar

- 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**



In Summation

Bad... to better



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

AB 306 – As Amended July 2 - BETTER

Author: Schultz, D-Burbank

CALBO Position: **OPPOSE**

Original AB 306 amended May 21

- Creates a statewide appeals process to request the use of an alternative methods & means (AMM) via the California Building Standards Commission
- Amended July 2 to limit scope to AMM vs. allowable appeal of any local determination



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

CALBO's Concerns:

- 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?
- At the end of the day, does very little...



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

AB 1738 – As Amended July 2 - BETTER

Author: Carrillo, D-Palmdale

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

Awaiting the Action of Governor Newsom

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 cites concerns with one-size fits all and overall mandate



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

SB 868 – As Amended August 20 - BETTER

Author: Wiener, D-San Francisco

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

Awaiting the Action of Governor Newsom

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

Awaiting the Action of Governor Newsom

AB 1621 – Amended August 20

Author: Wilson, D-Suisun City

CALBO Position: OPPOSE

- Entitled the *Housing Accountability Act*
- Originally did not allow a local jurisdiction to require more than 2 plan checks and specification reviews
- CALBO amendments allow locals to require additional plan checks when written findings support need for additional review(s)
- Changes the appeals process – from agency director to governing body
- Changes the “shot clock” or appeals timelines for housing projects:
 - 30 business days, from 60, for projects of 25 or fewer units
 - 60 business days, from 90, for projects of 26 or more



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

AB 1693 – Amended August 21

Author: Zbur, D-Los Angeles

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
- August amendments clarify that this does not apply to food retail of any kind



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

AB 1820 – As Amended July 2, 2026 - BETTER

Author: Schiavo, D-Santa Clarita

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

Awaiting the Action of Governor Newsom

SB 222 – As Amended August 17, 2026 - **WORSE**

Author: Wiener, D-San Francisco

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
 - *August amendment allows, at local discretion, for remote inspection*
- *By July 1, 2028, online and automated permitting system must be available*



2026 Legislative Proposals

Awaiting the Action of Governor Newsom

Other Bills of Interest:

- **AB 2418 (Gonzalez) – OPPOSE (Amended August 10, 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 1070 (Ward) – NEUTRAL**
 - Workgroup to assess current definition of *multifamily*
- **AB 1915 (Gabriel) – OPPOSE**
 - Restaurant tenant-improvements
 - Creates exemption and “streamlined” approval process for “like-for-like” equipment change outs
- **AB 2517 (Calderon) – SUPPORT**
 - Fire Hazard Zone maps
 - Sponsor: League of California Cities



2026 Dead Bills, con't...

- **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 users can also access important documents like the Six Point Criteria, CALBO's Seismic Policy, and Upcoming Legislative Compliance Deadlines by clicking on icons on this page. To the right of the text are four large, vertically stacked icons: 'Upcoming Legislative Compliance Deadlines' (showing the California State Capitol), 'Bill Search' (showing a search bar), 'Six Point Criteria' (showing a perspective view of railroad tracks), and 'CALBO's Seismic Policy' (showing a construction site with a crane). At the bottom right of the page is a large CALBO logo.

CALIFORNIA BUILDING OFFICIALS

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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



Building a Stronger California