



LEGISLATIVE FORUM
63rd Annual Business Meeting

2025 Legislative Committee

- **Brad Wungluck**, City of Manteca – Chair
- **Christopher Ochoa, Esq.**, CBIA – Vice Chair
- **Doug Hughes**, Town of Windsor
- **Jeff Janes**, JAS Pacific
- **Ian Livingston**, City of Guadalupe
- **Jason Pasiut**, Bureau Veritas North America
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



2024 Legislative Priorities

- **AB 2114**
- **Author:** Irwin (D-Thousand Oaks)
- **CALBO Position:** **SUPPORT**
- **Enforceable**
 - AB 2114 enables civil licensed engineers to perform visual inspections of balconies
 - This will help HOAs comply with inspection requirements as we enter a timeline for re-inspections
 - Contained URGENCY clause



2024 Legislative Priorities

- **SB 1465**
- **Author:** Archuleta (D-Norwalk)
- **CALBO Position:** **SUPPORT**
- **Enforceable**
 - In both years of the session, CALBO supported a measure sponsored by the Code Enforcement Officers Association (CACEO) to extend substandard conditions to buildings despite their zoning and approved use
 - Our motivation was to address conditions in similarity to those observed in the *Ghost Ship* Fire prior to a catastrophe
 - Last year, the bill was halted in Senate Appropriations but with a re-introduction and new leadership it made it to the Governor's Desk and was signed

2024 Legislative Priorities

- **SB 552**
- **Author:** Newman (D-Fullerton)
- **CALBO Position:** **NEUTRAL, as amended**
- **Enforceable**
 - In 2023, CALBO was ‘Oppose – Unless Amended’ on this bill modernizing language and recasting requirements for home inspectors as it relates to swimming pools and spas
 - CALBO saw this as legislating code
 - CALBO discussed this concern with the author and sponsor, and they amended out the restrictive language, so we moved to ‘Neutral’



2024 Legislative Priorities

- **AB 2427**
- **Author:** McCarty (D-Sacramento)
- **CALBO Position:** **SUPPORT**
- **Effective January 1, 2027 & January 1, 2029, as specified**
 - AB 2427 mandates streamlined permitting for curbside electric vehicle (EV) charging stations by January 1, 2027, directing the Governor's Office of Business and Economic Development (GO-Biz) to develop standardized checklists, zoning ordinances, and best practices for statewide adoption.
 - CALBO supported AB 2427 largely in recognition that the state has already made major moves to streamline the permitting process for curbside charging stations for EVs.

2024 Legislative Priorities Returning in 2025...

- **AB 2433 (Quirk-Silva, D-La Palma)**
- **OPPOSE**
 - Originally, this bill would have enabled a developer to hire a third-party consultant to do plan check and inspections after a delay
 - CALBO worked to pare it back in the first house to cover just plan check and provide requirements used for contractors hired by jurisdictions
 - A coalition of local government entities, labor unions and fire safety professionals worked to underscore harm caused by sacrificing plan check; the bill did not move forward
- **SPOILER ALERT... AB 253 of this year**



2024 Legislative Priorities Returning in 2025...

- **AB 2489 (Ward, D-San Diego) &**
- **AB 2557 (Ortega, D-Hayward)**
- **OPPOSE**
 - *Temporary Help Reporting (Contracts)*
 - Proposed extensive reporting requirements for jurisdictions using contractors
 - CALBO worked closely with local governments and nonprofits to identify potential disruptions to critical services, contributing to a deeper understanding of the impacts on building operations and processes.
- **SPOILER ALERT... AB 339 of this year**

2025... Here We Go



2025 Legislative Calendar

- Two-year session begins: December 1, 2024
- Bill Introduction Deadline: February 21, 2025
 - **Policy & Fiscal Committees Meet in House of Origin**
- House of Origin Deadline: June 6, 2025
- Policy Committee Deadline: July 18, 2025
- Fiscal Committee Deadline: August 29, 2025
- End of Session (Year One): September 12, 2025
- Governor's Signing Deadline: October 12, 2025



2025 Legislative Priorities

- **AB 306**
- **Author:** Shultz, D-Burbank
- **CALBO Position:** **OPPOSE**
- **Current Location:** Senate (Pending Amendments)
 - From June 2025 – June 2031: Freezes residential building standards
 - Prohibits local government from enhancing code standards to residential construction
 - Does not apply to commercial; would create 2 separate codes to enforce
 - Supported by Assembly Speaker Rivas
 - Supported by CBIA, crafting amendments to protect triennial code cycle

2025 Legislative Priorities

- **AB 253**
- **Author:** Ward, D-San Diego
- **CALBO Position:** **OPPOSE**
- **Current Location:** Senate (Just Arrived)
 - *California Residential Private Permitting Review Act*
 - Local government would be required to develop & post a fee schedule
 - If a plan check will take longer than 30 days (per the local building department), AB 253 would allow an applicant for a residential permit to engage with a third-party plan check firm of their choice.
 - Goal to accelerate housing permits and construction

2025 Legislative Priorities

- **AB 1206**
- **Author:** Harabedian, D-Pasadena
- **CALBO Position:** **OPPOSE**
- **Current Location:** Assembly Local Government
 - Would require local jurisdictions to create (and post online) pre-approved plans for single-family and multi-family residential construction projects
 - Plans would have to be available by January 1, 2026
 - Projects using the pre-approved plans would have to be approved within 30 days

2025 Legislative Priorities

- **AB 750**
- **Author:** Quirk-Silva, D-La Palma
- **CALBO Position:** **OPPOSE**
- **Current Location:** Assembly Appropriations
 - Would require all local jurisdictions to inspect homeless shelters annually

2025 Legislative Priorities

- **AB 339**
- **Author:** Ortega, D-Hayward
- **CALBO Position:** **OPPOSE**
- **Current Location:** Assembly Appropriations
 - Would require notification of local organized labor groups anytime an RFP is released
 - Direct competition to other measures that require streamlining at the local level
 - Similar measure to AB 2557 of last year
 - Coalition Opposition

2025 Legislative Priorities

- **AB 6**
- **Author:** Ward, D-San Diego
- **CALBO Position:** **OPPOSE**
- **Current Location:** Assembly Housing & Community Dev
 - AB 6 would require HCD to convene a working group no later than December 2026 to assess the current definition of multifamily (5+ units)
 - The report would be due back to the Governor & State Legislature by December 2027
 - An effort to expand the definition and ultimately fast-track multifamily construction

2025 Legislative Priorities


- **AB 389**
- **Author:** Wallis, R-Rancho Mirage
- **CALBO Position:** **SUPPORT**
- **Current Location:** Assembly Revenue/Taxation
 - From 2025-2030 (5 Years) – would create a state tax credit for voluntary homeowner home-hardening upgrades to mitigate wildfires

2025 Legislative Priorities

- **AB 557**
- **Author:** McKinnor, D-Inglewood
- **CALBO Position:** **OPPOSE**
- **Current Location:** Assembly Housing & Community Dev
 - AB 57 would expand the existing *California Factory-Built Housing Law* in an effort to expedite housing supply
 - AB 57 would remove inspection and enforcement duties from local government for the approval of factory-built housing & development plans
 - Permission would be extended to licensed architects to approve such projects/plans at the local level


Legislative Tracking

- Available to All
- Real-Time



CALIFORNIA
BUILDING OFFICIALS

[Committees](#) [Legislation](#) [Professional Development](#) [Resources](#) [Sponsorship Opportunities](#) [About Us](#)




LEGISLATION

Legislative Bill Report

Legislative Events
Legislative Presentations
Legislative Outreach Alerts
Capitol 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

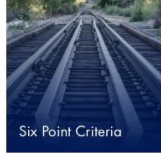
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



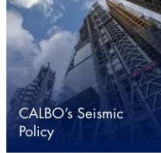
Upcoming Legislative Compliance Deadlines




Bill Search
Search legislation by bill number or keyword



Six Point Criteria



CALBO's Seismic Policy



CALIFORNIA
BUILDING OFFICIALS

Upcoming Events

CALBO's Leadership & Advocacy Day

- Sacramento (State Capitol)
- May 14, 2025
- One-Day Event
- Complimentary to attend, but must pre-register
- Registration open at www.calbo.org

Upcoming Events

- **Education Week North**

- Burlingame (Bay Area)
- September 29 – October 2, 2025
- Virtual & In-Person Attendance Available

- **Education Week South**

- Costa Mesa (Orange County)
- October 27-30, 2025
- Virtual & In-Person Attendance Available



QUESTIONS





Building a Stronger California