



LEGISLATIVE BRIEFING
FINAL ACTIONS OF 2025

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**, SAFEBuilt
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



Agenda

- **Legislative Calendar**
- **2025 Outcomes with Impact for Local Building Departments**
- **Legislative Victories for 2025 & Pending Two-Year Bills**
- **Wrap-Up**

2026 Legislative Calendar

- *Two-year session began: December 1, 2024*
- *Governor's Signing Deadline (Year One): October 12, 2025*
- **Bill Introduction Deadline: February 20, 2026**
 - Policy & Fiscal Committees Meet in House of Origin
- House of Origin Deadline: May 29, 2026
- Policy Committee Deadline: July 2, 2026
- Fiscal Committee Deadline: August 14, 2026
- End of Session (Year One): August 31, 2026
- Governor's Signing Deadline (Year Two): September 30, 2026

2025 Outcomes with Impact for Local Building Departments

- **AB 253** (*California Residential Private Permitting Act*) – Enacted
- **AB 671** (Expedited permitting for restaurant TIs) - Enacted
- **AB 1308** (Residential Inspections – 10 Days) – Enacted
- **AB 306/AB 130** (Six-Year Freeze on Local Amendments to Residential) – Enacted
- **AB 750/AB 130** (Mandatory Inspections of Local Homeless Shelters) – Enacted
- **SB 282** (Auto residential heat pump permitting) - Held



2025 Outcomes with Impact for Local Building Departments

AB 253

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Effective January 1, 2026

- *California Residential Private Permitting Review Act*
- AB 253 is based upon a model approved for accessory-dwelling unit (ADU) permitting ([AB 1332](#), 2023).
- Local government will be required to develop & post a fee schedule

2025 Outcomes with Impact for Local Building Departments

AB 253

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Effective January 1, 2026

- If a plan check will take longer than 30 days (per the local building department), AB 253 allows an applicant for a residential permit to engage with a third-party plan check firm of their choice.
- Intent to accelerate housing permits and construction

2025 Outcomes with Impact for Local Building Departments

AB 671

Author: Wicks, D-Oakland

CALBO Position: **OPPOSE**

Effective January 1, 2026

- Extends *Permit Streamlining Act* to accelerate restaurant tenant-improvement approvals
- Allows permit applicants to hire a self-selected “qualified professional designer” to certify plans
- Requires local jurisdiction action within 20 days, or permit is automatically approved



2025 Outcomes with Impact for Local Building Departments

AB 1308

Author: Hoover, D-Folsom

CALBO Position: **CALBO Win – move to Neutral**

Effective January 1, 2026

- AB 1308 requires residential inspections to be completed within 10 business days of receiving a notice of permitted work completion
- City/County failure to meet the 10-day deadline will be a violation of the *Housing Accountability Act*
- Limited strictly to residential construction (10 units or less)
- Does not apply to remodels

2025 Outcomes with Impact for Local Building Departments

AB 1308

Author: Hoover, D-Folsom

CALBO Position: **CALBO Win – move to Neutral**

Effective January 1, 2026

- Original versions of the bill (**CALBO OPPOSED**) – Should estimate exceed 30 days, AB 1308 allowed the permittee to contract a private third party (at permittee's expense) to inspect and ensure compliance with applicable codes. **REMOVED.**

2025 Outcomes with Impact for Local Building Departments

AB 306/AB 130 – Signed by Governor June 30

CALBO Position: OPPOSE

Effective October 1, 2025

- **Triennial code adoption cycle preserved**
 - No changes to 2025 or 2028 California code adoptions
 - Restrictions imposed at state level on residential construction past required California amendments to model codes
- **From October 1, 2025 – June 1, 2031: Prohibits local cities and counties from modifying residential building standards, except, as specified:**
 - Local residential standards filed and effective by September 30, 2025
 - Local residential standards relate to home hardening (wildfire mitigation)
 - In times of declared emergency

2025 Outcomes with Impact for Local Building Departments

AB 306/AB 130 – Signed by Governor June 30

CALBO Position: OPPOSE

Effective October 1, 2025

- **Limited Intervening Cycle (18 months) – PERMANENT CHANGE**
 - Editorial changes
 - Emergency standards
 - Incorporating errata from model codes
 - Chapter 7A/WUI
- Extended approval of 10-years for all residential plans for homebuilders regardless of code approved under
- Still does not apply to commercial; creates 2 separate codes to enforce
- Locals had until September 30, 2025 to adopt and implement local amendments – further amendments no longer allowed until June 2031

2025 Outcomes with Impact for Local Building Departments

AB 306/AB 130 – Signed by Governor June 30

CALBO Position: OPPOSE

Effective October 1, 2025

- **California Building Standards Commission**
 - Information Bulletin 03-25 issued September 22, 2025
 - Available on BSC website: www.dgs.ca.gov/bsc
 - Provides guidance for local building departments including applicability and interpretations of AB 130 loosely defined terms:
 - Definition of *Residential* – interpreted to all ‘R’ Occupancies
 - SFM Emergency Rulemaking (October 15) – *Home Hardening*

2025 Outcomes with Impact for Local Building Departments

AB 306/AB 130 – Signed by Governor June 30

CALBO Position: OPPOSE

Effective October 1, 2025

- **Model Homes**

- “the state and local building standards in effect at the time an application for a building permit is submitted, for a residential dwelling based on a model home design approved under those standards, shall apply to all future residential dwellings based on that approved model home design in the same jurisdiction, unless the model home design substantially changes at a later date or 10 years have passed since the building permit for the model home design was approved by the jurisdiction, whichever comes first.”
- CBIA and CALBO interpret this provision to apply to the code in place at the time of approval
- This could include the 2022 versions of the California codes

2025 Outcomes with Impact for Local Building Departments

AB 750/AB 130 – Signed by Governor June 30

Author: Quirk-Silva, D-La Palma

CALBO Position: OPPOSE

Now Enforceable

- Requires all local jurisdictions to inspect homeless shelters annually – with or without notice
- Local jurisdictions must compile an annual report relative to shelters in the district with data on complaints received and violations assessed
- State funding for shelters can now be withheld, at the local and state level, for non-compliance with applicable health and safety codes



2025 Legislative Victories

- **CALBO can claim numerous victories from the 2025 session:**
 - **AB 1308** (Self-selected third-party plan reviews) – Enacted
 - **AB 339** (Internal Organized Labor Notification) - Enacted
 - **AB 6** (Revising definition of *Multifamily*) – Two-Year Bill
 - **AB 557** (Factory-Built Housing) – Two-Year Bill
 - **AB 1206** (Preapproved Single & Multifamily Housing Plans) - Held
 - **SB 282** (Auto residential heat pump permitting) - Held



2025 Legislative Victories

AB 339 – As Amended on August 29

Author: Ortega, D-Hayward

CALBO Position: **CALBO Win – move to Neutral**

Effective January 1, 2026

- Requires notification of local organized labor groups anytime an RFP is released.
- CALBO Amendments accepted which exempt third-party contracts related to the “planning, design, administration, oversight, review, or delivery of public works, residential, commercial, or industrial buildings, or other infrastructure projects subject to adopted uniform codes or standards.”
- Similar to AB 2557 (2024), Newsom vetoed



2026 Pending (Two-Year) Bills

AB 557

Author: McKinnor, D-Inglewood

CALBO Position: **OPPOSE**

Current Location: Senate Housing

- AB 557 would expand the existing *California Factory-Built Housing Law* in an effort to expedite housing supply
- AB 557 would remove inspection and enforcement duties from local government for the approval of factory-built housing & development plans
- AB 557 would allow HCD a single approval, with no oversight prior to occupancy
- Senate Housing Committee suggested this become a “study bill,” which will stall the measure for 2025



2026 Pending (Two-Year) Bills

SB 84 – As Amended on June 18

Author: Niello, R-Sacramento

CALBO Position: **SUPPORT**

Current Location: Assembly Judiciary

- Relative to construction-related accessibility claims against businesses/employers of less than 50 people
- Requires a letter to be sent by claimant that specifies each alleged accessibility related violation
- Allows defendant 120 days to correct violations



2026 Pending (Two-Year) Bills

AB 6– *As Amended on May 6*

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

- AB 6 would have required HCD to convene a working group no later than December 2026 to assess the current definition of multifamily (5+ units)
- A report would be due back to the Governor & State Legislature following working group
- An effort to expand the definition and ultimately fast-track multifamily construction
- Lobbied as part of CALBO's *Leadership & Advocacy Day*



2026 Pending (Two-Year) Bills

AB 1206 – As Amended on July 17

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Held on Suspense

- Would have required local jurisdictions to create (and post online) pre-approved plans for single-family and multi-family residential construction projects
- Projects using the pre-approved plans would have to be approved within 30 days



2026 Pending (Two-Year) Bills

SB 282 – As Amended on April 29

Author: Wiener, D-San Francisco

CALBO Position: **OPPOSE**

Current Location: Held on Suspense

- Would have required local jurisdictions to offer asynchronous inspections for the installation of residential heat pumps and heat pump HVAC
- Would have required the CEC to develop standardized permitting checklists, establish limits and requirements for local permitting, and cap permit fees
- Similar to SolarApp+ of 2022 (SB 379 – Wiener)



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

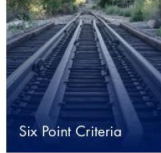
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



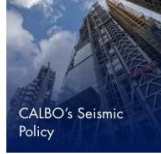
Upcoming Legislative Compliance Deadlines



Bill Search
Search legislation by bill number or keyword



Six Point Criteria



CALBO's Seismic Policy



CALIFORNIA
BUILDING OFFICIALS

2026 Upcoming Events

- **CALBO's 64th Annual Business Meeting**
 - Santa Clara (Bay Area)
 - April 12-16, 2026
- **Education Week North**
 - Burlingame (Bay Area)
 - September 28 – October 1, 2026
- **Education Week South**
 - Costa Mesa (Orange County)
 - October 26-29, 2026





Thank you.

For more detail, visit us at:

www.calbo.org



Building a Stronger California