



LEGISLATIVE BRIEFING
SUMMER 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



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/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 Legislative Priorities

AB 306/AB 130 – Signed by Governor June 30
Effective October 1, 2025

- **Limited Intervening Cycle (18 months)**
 - Editorial changes
 - Emergency standards
 - Incorporating errata from model codes
 - Chapter 7A/WUI
- Still does not apply to commercial; creates 2 separate codes to enforce
- Locals have until September 30, 2025 to adopt and implement local amendments



2025 Legislative Priorities

AB 306/AB 130 – **WHAT HAPPENED??**

- AB 306 was amended on June 23, 2025
- AB 306 likely did not have the the political support necessary to move forward
- With the support of co-author Assembly Speaker Rivas, all provisions from AB 306 were amended into the densely composed 212-page AB 130 – budget trailer bill
- Governor Newsom signed AB 130 as part of the 2025-26 - **\$321B** - state budget bill enactment on June 30
- Yes, this is a shady action – but typical political maneuvering.
 - It is 100% permissible.



2025 Legislative Priorities

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 a non-compliance with applicable health and safety codes



2025 Legislative Priorities

AB 253 – As Amended on July 17

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Appropriations Committee

- *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 would be required to develop & post a fee schedule

2025 Legislative Priorities

AB 253 – As Amended on July 17

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Appropriations Committee

- 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
- Senate Appropriations Committee could **kill**



2025 Legislative Priorities

AB 1206 – As Amended on July 17

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Senate Appropriations Committee

- Would require local jurisdictions to create (and post online) pre-approved plans for single-family and multi-family residential construction projects
- Implementation for the program has been divvied into “Large” and “Small” jurisdictions – as defined.
 - Large jurisdictions by July 1, 2026
 - Small jurisdictions by January 1, 2028
- Projects using the pre-approved plans would have to be approved within 30 days

2025 Legislative Priorities

AB 1206 – As Amended on July 17

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Senate Appropriations Committee

- Also similar to AB 1332 model approved for accessory-dwelling unit (ADU) permitting in 2023
- June 9 amendments specify when CEQA will not apply to the plan review process
- June 23 amendments require permittee statement to indemnify and minimize liability for the jurisdiction
- July 17 amendments extended the implementation of the program and added a report due from local government to the state each year starting in 2027

2025 Legislative Priorities

AB 1308 – As Amended on April 30

Author: Hoover, D-Folsom

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

Current Location: Senate Appropriations Committee

- Required local building departments to offer an estimated timeframe to permittees for inspection
- AB 1308 now requires residential inspections to be completed within 10 business days of receiving a notice of permitted work completion
- 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 Legislative Priorities

- **AB 557**
- **Author:** McKinnor, D-Inglewood
- **CALBO Position:** **OPPOSE** – **CALBO Victory, Two-Year Bill**
- **Current Location:** Senate Housing Committee
 - 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

2025 Legislative Priorities

AB 339 – As Amended on July 15

Author: Ortega, D-Hayward

CALBO Position: **OPPOSE**

Current Location: Senate Approps Committee **(Stalled)**

- Would require notification of local organized labor groups anytime an RFP is released. Amendments reduced notification period from 120 to 60 days to notify of pending RFP release.
- Direct competition to other measures that require streamlining at the local level
- July 15 amendments exempted “construction work,” but loosely defined
- Similar measure to AB 2557 of last year
- Coalition Opposition

2025 Legislative Priorities

AB 6– As Amended on May 6

Author: Ward, D-San Diego


CALBO Position: **OPPOSE**

Current Location: Senate Appropriations Committee

- AB 6 would require HCD to convene a working group no later than December 2026 to assess the current definition of multifamily (5+ units)
- Amendments specified that the bill applies to residential units built under the California Residential Code
- The report would be due back to the Governor & State Legislature by December 2028 (amended)
- An effort to expand the definition and ultimately fast-track multifamily construction
- Lobbied as part of CALBO's *Leadership & Advocacy Day*


Legislative Tracking

- Available to All
- Real-Time



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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

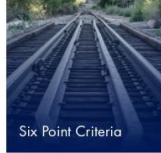
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



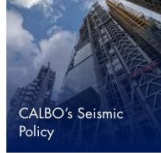
Upcoming Legislative Compliance Deadlines




Bill Search
Search legislation by bill number or keyword



Six Point Criteria



CALBO's Seismic Policy



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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



Thank you.

For more detail, visit us at:

www.calbo.org



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