



LEGISLATIVE BRIEFING
MAY 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**, Bureau Veritas North America
- **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 – As Amended

Author: Shultz, D-Burbank

CALBO Position: **OPPOSE**

Current Location: Senate Housing

- Initial proposal froze residential building standards (triennial and intervening adoption cycles) from June 2025 – June 2031
- Initial proposal prohibited local government from enhancing code standards to residential construction
- Initial proposal did not apply to commercial creating 2 separate codes to enforce
- Lobbied as part of CALBO's *Leadership & Advocacy Day* on May 14



2025 Legislative Priorities

AB 306 – As Amended on May 13

- From June 2025 – June 2031: Prohibits local cities and counties from modifying residential building standards, except, as specified:
 - Local residential standards were filed and effective by January 1, 2025
 - Local residential standards relate to home hardening
 - In times of declared emergencies
- Amendments restored the state triennial (and intervening) code adoption cycles
 - Intervening cycle still limited to editorial changes, emergency standards, incorporating errata from model codes, or Chapter 7A/WUI
- Amendments reference the recently adopted (International) WUI code to ensure continued adoption and enforcement



2025 Legislative Priorities

AB 306 – As Amended on May 13

- For the homebuilders:
 - *A temporary pause on additional changes to state building standards affecting residential construction for six years, with limited exceptions, would support this statewide approach by bringing more certainty to the home construction industry, including both affordable and market-rate developers, and helping stem further construction cost increases.*
 - *AB 306 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, 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, whichever comes first.*

2025 Legislative Priorities

AB 306 – As Amended on May 13

- Still does not apply to commercial; would create 2 separate codes to enforce
- Supported by Assembly Speaker Rivas & CBIA



2025 Legislative Priorities

AB 253

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- *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

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- 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
- Lobbied as part of CALBO's *Leadership & Advocacy Day*

2025 Legislative Priorities

AB 1206

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Senate (Just arrived)

- 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
- Also similar to AB 1332 model approved for accessory-dwelling unit (ADU) permitting in 2023.



2025 Legislative Priorities

AB 750

Author: Quirk-Silva, D-La Palma

CALBO Position: **OPPOSE**

Current Location: Senate (Just arrived)

- 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 (Suspense)

- 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– As Amended

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Assembly Appropriations (Suspense)

- 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 2028 (amended)
- An effort to expand the definition and ultimately fast-track multifamily construction
- Lobbied as part of CALBO's *Leadership & Advocacy Day*



2025 Legislative Priorities

AB 389

Author: Wallis, R-Rancho Mirage

CALBO Position: **SUPPORT**

Current Location: Assembly Revenue/Taxation (Suspense)

- 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– As Amended

Author: McKinnor, D-Inglewood

CALBO Position: **NEUTRAL**

Current Location: Assembly Appropriations

- Amendments have allowed CALBO to change our position from OPPOSE to NEUTRAL
- AB 57 still expands the existing *California Factory-Built Housing Law* in an effort to expedite housing supply

2025 Legislative Priorities

AB 557– As Amended

Author: McKinnor, D-Inglewood


CALBO Position: **NEUTRAL**

Current Location: Assembly Appropriations

- Amendments extracted the proposed language to remove inspection and enforcement duties from local government for the approval of factory-built housing & development plans
- New version of the AB 557 allows a plan or specification for factory-built housing (FBH) previously approved by the Department of Housing and Community Development (HCD) or a qualified design approval agency to be used in subsequent development projects.


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

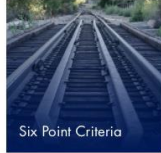
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



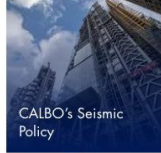
Upcoming Legislative Compliance Deadlines




Bill Search
Search legislation by bill number or keyword



Six Point Criteria



CALBO's Seismic Policy



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Upcoming Events

CALBO's Leadership & Advocacy Day

- May 14, 2025
- Over two dozen member advocates attended
- Over 40 legislative offices visited
- Come see us in May 2026!



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

Future Updates

June 2025

- Legislative Updates

July 2025

- Back to Basics/Nuts & Bolts of Legislative Process

August 2025

- Legislative Updates

September 2025

- End of Legislative Session Review

October 2025

- Final Actions of the Governor





Thank you for tuning in.

For more detail, visit us at:

www.calbo.org



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