



CALIFORNIA BUILDING OFFICIALS



LEGISLATIVE BRIEFING

MAY 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**, Town of Windsor (Ret.)
- **Jeff Janes**, JAS Pacific
- **Ian Livingston**, City of Guadalupe
- **Jason Pasiut**, SAFEBuilt
- **Sara Retmier**, City of Beaumont
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



Agenda

- Legislative Calendar
- 2026 Proposed Legislation
- **Surprise Addition!**
- 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



2026 Legislative Proposals

AB 1738 – As Amended March 16

Author: Carrillo, D-Palmdale

Location: Assembly Appropriations (Suspense)

CALBO Position: **OPPOSE**

- By July 1, 2027, requires remote inspections to be offered by all local jurisdictions for:
 - Residential water heaters
 - Residential HVAC
 - Residential reroofs
 - “Minor” residential electrical work
 - Photovoltaic systems
 - Energy storage systems
 - Smoke and carbon monoxide detectors
 - ADUs and j-ADUs under 800 square feet
 - Except foundations (amendment)
 - Home hardening efforts



2026 Legislative Proposals

AB 1738 (Con't...)

CALBO Position: OPPOSE

- By July 1, 2027, requires local jurisdictions to offer discretionary remote inspections for:
 - Drywall
 - Exterior siding
 - Insulation
 - Signs
 - Window replacements
 - Light foundation and footings
 - Fireplace inserts
 - Gas line removal
 - Demolition
 - Patios and decks



2026 Legislative Proposals

AB 1738 (Con't...)

CALBO Position: **OPPOSE**

- Co-Sponsored by SPUR (San Francisco Bay Area Planning & Urban Research Assn) and Permit Power citing housing affordability and climate resilience concerns associated with inspections
- Bill poorly drafted
 - 2021 Audit from City of San Jose
 - ICC Guide to Remote Inspections
 - NFPA Standard 915
- CALBO citing concerns with one-size fits all and overall mandate



2026 Legislative Proposals

AB 1070 – As Amended on January 5

Author: Ward, D-San Diego

Location: Senate Rules

CALBO Position: **OPPOSE**

- Require HCD to convene a workgroup and charter a report by 2027 to assess the current definition of *multifamily*. Similar to AB 6 of last year.
- Would request consideration for residential developments of 3 to 10 units to be built under the CRC



2026 Legislative Proposals

AB 1070 (Con't...)

CALBO Position: **OPPOSE**

- Bill would require a report back to the legislature by the end of 2028
- CALBO encourages the ICC model code governmental consensus process to be used
- ICC Opposed – offered upcoming *Middle Housing* reference publication addressing gaps between IBC and IRC



2026 Legislative Proposals

SB 868 – As Amended April 7

Author: Wiener, D-San Francisco

Location: Senate Appropriations (Suspense)

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

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.
- Recent amendments added that devices must meet both the NEC and CEC
- CALBO is citing large concerns with electrical grid capacity, fire hazard, and widespread consumer use in addition to marketplace availability of required connection devices
- CPF now NEUTRAL



2026 Legislative Proposals

AB 1693 – As Introduced February 3

Author: Zbur, D-Los Angeles

Location: Assembly Appropriations

CALBO Position: **OPPOSE**

- AB 1693 seeks to create streamlined approval process for retail tenant improvements
- Requires acceptance of plans from “qualified professional certifiers”
- Requires local action within 20 business days or automatic approval of permit
- Requires outlined corrections to be resubmitted within 10 business days
- Exempts CEQA
- Similar to last year’s AB 671 relative to restaurant TIs



2026 Legislative Proposals

AB 1820 – As Amended March 16

Author: Schiavo, D-Santa Clarita

Location: Assembly Appropriations

CALBO Position: **OPPOSE**

- AB 1820 extends existing solar permit fee maximums to EV charging stations and outlines new rate caps until 2036:
 - \$100 + \$15 per kW above 15kW for residential charging stations
 - \$500 + \$5 per kW per kW between 51-250 kW and
 - \$2 per kW above 205kW for commercial charging stations
 - Allows locals to provide evidence to support higher rates
 - CALBO seeks amendments to increase outlined maximums



2026 Legislative Proposals

SB 222 – As Amended January 15

Author: Wiener, D-San Francisco

Location: Assembly

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
- Similar to last year's SB 282



2026 Legislative Proposals

AB 1796 – As Amended April 16

Author: Jackson, D-Moreno Valley

Location: Assembly Appropriations

CALBO Position: **WATCH**

- Creates certification and licensure for “professional interior designers”
- Change the scope of work for professional interior designers and require locals to accept their stamps of approval
- Opposed by CCIDC and AIA-California
- Recently amended, but aside from changing fiscal provisions to a majority vote, little change



2026 Legislative Proposals

Other Bills of Interest:

- **AB 2517 (Calderon) – SUPPORT**
 - Fire Hazard Zone maps
 - Sponsor: League of California Cities
- **AB 1915 (Gabriel) – OPPOSE**
 - Restaurant tenant-improvements
 - Creates exemption and “streamlined” approval process for “like-for-like” equipment change outs
- **SB 2418 (Gonzalez) – WATCH**
 - Private permitting review: excessive delays
 - Sponsor: CBPA & BOMA
- **SB 828 (Cabaldon) – SUPPORT**
 - Annual Inspections of Fireworks Storage Facilities



Surprise Addition!



Offender of the Month

AB 1738

- **Amended March 26**

- Removed commercial reroof, left residential
- Inserted words “Minor residential” before *plumbing work, including sewer repair and replacement, replumbing supply and drainage piping, fixture replacements, PV/ESS systems, and smoke/carbon monoxide detectors*



Offender of the Month

AB 1738

- Amended March 26

- Kept all inspections for permitting of ADUs and J-ADUs, but added exceptions for:
 - *Foundations: “including, but not limited to” rebar reinforcement, anchor bolts, soil preparation, trench depth, and utility placement*
 - *Framing: “Including, but not limited to” wall and reroof*



Offender of the Month

AB 1738

- Amended March 26

- Added language:

The remote inspection shall be conducted offsite, with the homeowner or contractor using one of the following methods at the discretion of the local construction inspector:

- Videoconferencing
- Recorded photos and videos



Legislative Tracking

- Available to All
- Real-Time

The screenshot shows the CALBO website's legislative tracking section. At the top left is the CALBO logo. A navigation bar includes links for Committees, Legislation, Professional Development, Resources, Sponsorship Opportunities, and About Us, along with a search icon. A left sidebar lists various legislative resources, with 'Legislative Bill Report' highlighted. The main content area features a 'Legislative Bill Reports' section with a gavel icon and a detailed description of the report's content. Below this is a 'Legislation of Interest' section. On the right side, there are four vertical tiles: 'Upcoming Legislative Compliance Deadlines' (with a capitol dome image), 'Bill Search' (with a gavel icon), 'Six Point Criteria' (with a perspective view of train tracks), and 'CALBO's Seismic Policy' (with a construction site image).

CALIFORNIA BUILDING OFFICIALS

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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



Leadership & Advocacy Day

- Held in Sacramento on May 6, 2026
- Over 40 Delegates/Representatives
- Over 30 Meetings Held
- Aggressive Legislative Agenda:
 - **Public Safety is Paramount**
 - **We do not short public safety in the name of efficiency**
 - **AB 1738 (Remote Inspections)**
 - **AB 1693 (Retail Tenant Improvements)**
 - **AB 1070 (Multifamily Definition/Workgroup)**

Upcoming Events

- **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



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