



LEGISLATIVE BRIEFING
SEPTEMBER 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**
- **Remaining Legislative Priorities for 2025**
- **Legislative Victories for 2025**
- **AB 130: AB 306 & AB 750**
- **Wrap-Up**

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 Remaining Legislative Priorities

AB 253 – As Amended on August 29

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 Remaining Legislative Priorities

AB 253 – As Amended on August 29

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate

- 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 Remaining Legislative Priorities

AB 671 – As Amended on August 25

Author: Wicks, D-Oakland

CALBO Position: **OPPOSE**

Current Location: Senate

- 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 Legislative Victories

- **CALBO can claim numerous victories from the 2025 session:**

- **AB 6** (Revising definition of *Multifamily*)
- **AB 339** (Internal Organized Labor Notification)
- **AB 557** (Factory-Built Housing)
- **AB 1206** (Preapproved Single & Multifamily Housing Plans)
- **AB 1308** (Self-selected third-party plan reviews)
- **SB 282** (Automated residential heat pump permitting)



“Suspense” Files

An action of fiscal (Appropriations) committees

- A prioritization action
- \$150k+ threshold in Assembly Appropriations
- Bifurcated threshold in Senate Appropriations
 - \$50k+ for General Fund
 - \$150k+ for Special Funds
- Political “soft” kill



2025 Legislative Outcomes

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*



2025 Legislative Outcomes

AB 1206 – As Amended on July 17

Author: Harabedian, D-Pasadena

CALBO Position: OPPOSE

- 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



2025 Legislative Outcomes

SB 282 – As Amended on April 29

Author: Wiener, D-San Francisco

CALBO Position: OPPOSE

- 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)



AB 557 2025 Legislative Outcomes

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



2025 Legislative Outcomes

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



2025 Legislative Outcomes

AB 1308 – As Amended on April 30

Author: Hoover, D-Folsom

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

Current Location: Senate (Still Active)

- 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 339 – As Amended on August 29

Author: Ortega, D-Hayward

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

Current Location: Assembly (Still Active)

- Would require 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



AB 306/AB 130

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

AB 306/AB 130

AB 306/AB 130 – Signed by Governor June 30
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 have until September 30, 2025 to adopt and implement local amendments

AB 750/AB 130

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




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

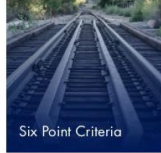
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



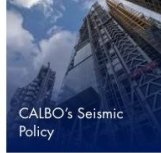
Upcoming Legislative Compliance Deadlines




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



Building a Stronger California