



CALIFORNIA
BUILDING OFFICIALS



LEGISLATIVE FORUM

APRIL 14, 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
- **Jeff Janes**, JAS Pacific
- **Ian Livingston**, City of Guadalupe
- **Jason Pasiut**, SAFEBuilt
- **Sara Retmier**, City of Beaumont
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, JAS Pacific



Agenda

- **2025 Outcomes with Impact**
- **2025 Legislative Victories**
- **2026 Legislative Calendar**
- **2026 Proposed Legislation**
- **Wrap-Up**



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 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 an ensure compliance with applicable codes. **REMOVED.**

2025 Outcomes with Impact for Local Building Departments

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

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, 2025

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, 2025

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, 2025

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 interpreted 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, 2025

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

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 Local Government (April 15)

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

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

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 (such as his SF home) 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
- CPF now NEUTRAL



2026 Legislative Proposals

AB 1693 – As Introduced February 3

Author: Zbur, D-Los Angeles

Location: Assembly Local Government

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 Local Government

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 Introduced March 27

Author: Jackson, D-Moreno Valley

Location: Assembly Business/Professions

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
- Amendments require Architects Board to assess education requirements for IDs
- Opposed by CCIDC and AIA-California



2026 Legislative Proposals

Other Bills of Interest:

- **AB 2517 (Calderon) – SUPPORT**
 - Fire Hazard Zone maps
 - Sponsor: League of California Cities
- **AB 1815 (Wicks) – WATCH**
 - Factory-built housing
 - Prohibit locals from increased local standards above state minimum
- **SB 2418 (Gonzalez) – WATCH**
 - Private permitting review: excessive delays
 - Sponsor: CBPA & BOMA
- **SB 828 (Cabaldon) – SUPPORT**
 - Annual Inspections of Fireworks Storage Facilities



CALBO Strategy

- **Policy Committees**
 - Experts on policy
 - Political, but rational
- **Incrementalism**
 - Amendments taken over time
- **Branding**
 - Public sector partners
 - Public safety experts
 - Coalition efforts



CALBO Strategy

- **Political Capital**
 - *Good guys!*
 - No financial incentive
 - Choosing the right *hills*
 - Engaged membership
 - *Leadership & Advocacy Day*



Upcoming Events

- **CALBO's Leadership & Advocacy Day**
 - Sacramento
 - May 6, 2026
 - Registration Now Open



Legislative Tracking

- Available to All
- Real-Time



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LEGISLATION

Legislative Bill Report

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Legislative Bill Reports

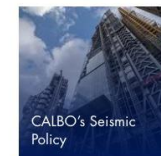
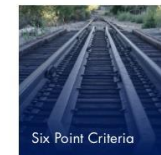
The California Building Officials (CALBO) Legislative Bill Report provides updates on legislative measures affecting building codes, safety regulations, and enforcement policies in California. It includes bill calendars, legislative language, and CALBO's official positions on proposed laws. Key topics 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.





Thank you.

For more detail, visit us at:

www.calbo.org



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