



2023-2024 Legislative Session: Spring 2023 Webinar

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Summary of the 2023 Legislative Session so far

- 2,844 Bills have been introduced this year
- First year of the two-year session
- 22 High Priority Bills CALBO is actively working
- Over 100 Bills CALBO is actively tracking
- Committee hearings March-May
- Upcoming deadlines
 - April 28: Last day for committees to report fiscal bills to the Appropriations Committee
 - May 5: Last day for committees to report non-fiscal bills to the floor
 - May 17: CALBO's *Leadership and Advocacy Day* in Sacramento, [Register](#)
 - May 19: Last day for fiscal committee to hear and report bills to the floor

High Priority Bills CALBO Supports

AB 468: State Building Standards

AB 1445: *The Neng Thao Drowning Prevention Safety Act*

AB 1505: Seismic retrofitting: soft story multifamily housing

SB 356: Housing: Code Enforcement Incentive Program: Community Code Enforcement Pilot Program

SB 837: Energy: building energy standards: unvented attics

AB 1332: Accessory Dwelling Units: preapproved plans

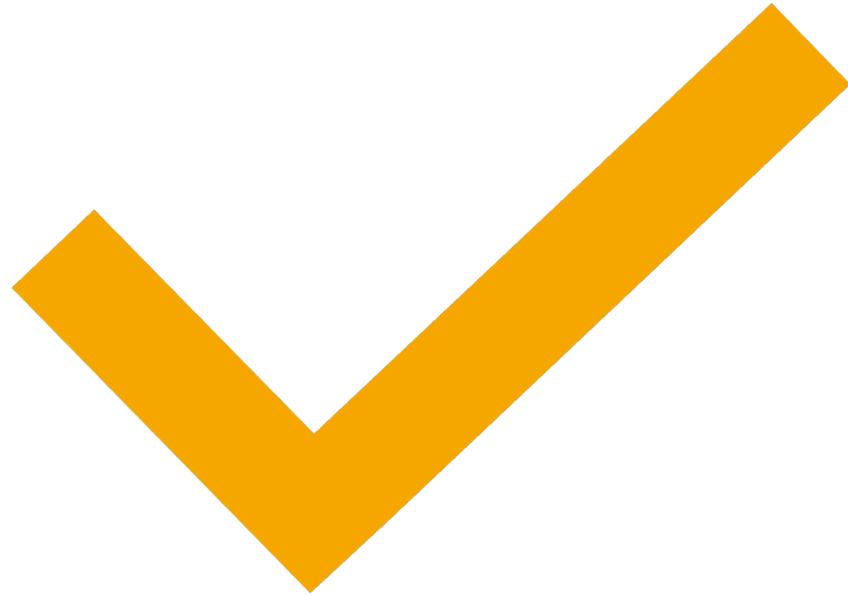
*Highlighted bills denotes a Support if Amended position

High Priority Bills CALBO Opposes

- AB 42: Tiny homes: fire sprinkler requirements
- AB 704: Energy: building standards: photovoltaic requirements
- AB 772: Electric vehicle chargers
- **AB 1132: Solar energy systems: permit fees**
- AB 1490: Affordable housing development projects: adaptive reuse
- AB 1504: Planning and zoning: adoption of regulations: electric vehicle charging stations
- AB 1532: Office conversion projects
- **SB 597: Building standards: rainwater catchment systems**
- SB 745: *The Drought-Resistant Buildings Act*

*Highlighted bills denotes an Oppose unless Amended position

Support Position





AB 468: Substandard Buildings

- Expands the definition of substandard buildings to include a residential building regardless of zoning designation or approved use of the building.
- States that a violation of municipal codes are included in State Housing Law.
- Increases safety protections to a building that puts occupants of the building, nearby residents, or the public at risk.



AB 1445: Drowning Prevention

- Requires public elementary schools in the 2024-2025 school year to provide informational materials on drowning and water safety to parents or legal guardians of students in Kindergarten to 3rd grade.
- The materials should cover water safety around bodies of water including residential pools and spas, bathtubs, and open bodies of water such as lakes, rivers, canals etc.

AB 1505: Earthquake Safety and Seismic Retrofitting Grant Program

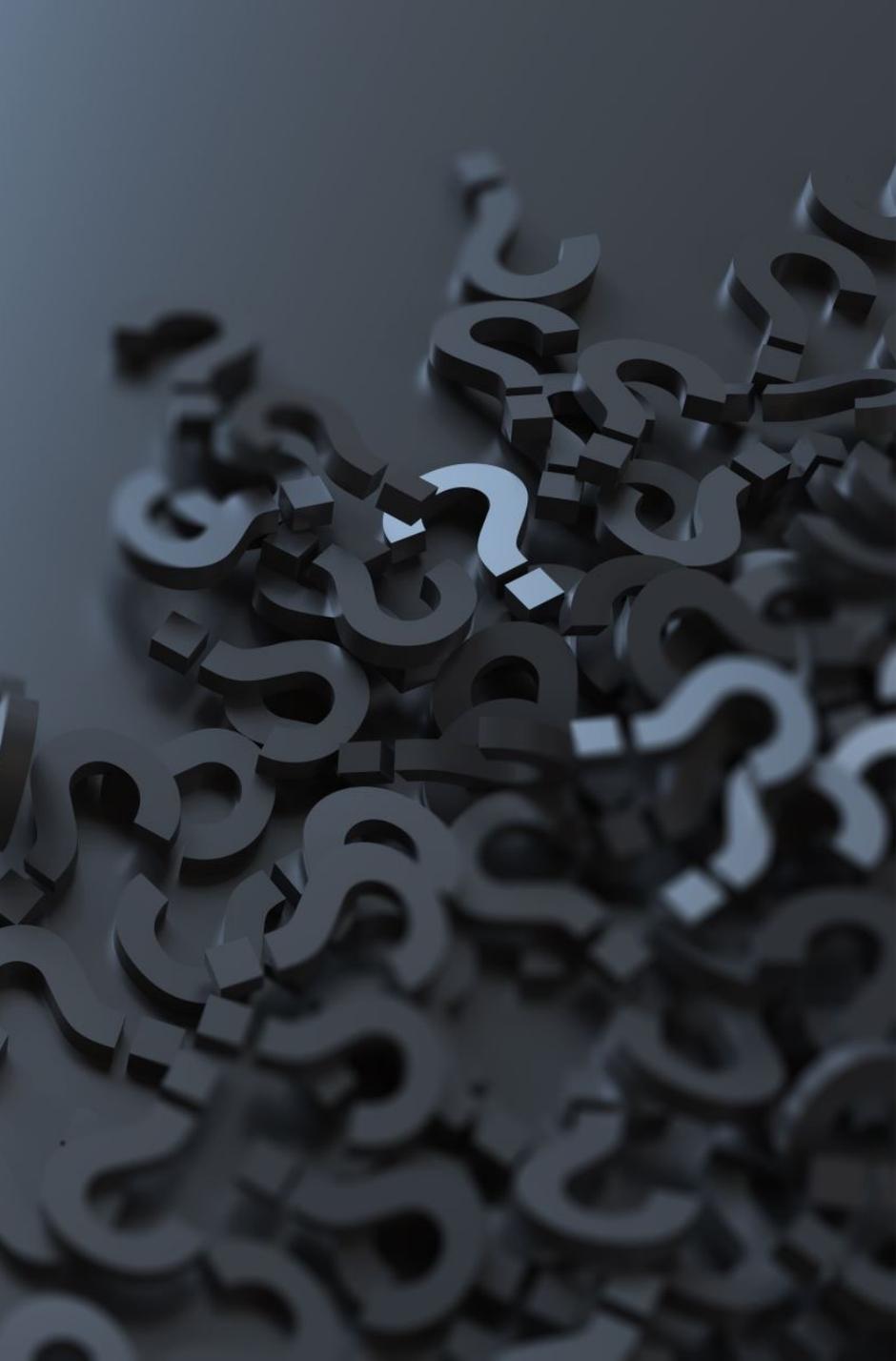
- Appropriates \$250M from the general fund to establish a seismic retrofitting program for soft story multifamily homes.
- The goal is to financially assist owners of soft story multifamily housing to retrofit homes for better earthquake safety.





SB 356: Code Enforcement Pilot Project and Incentive Program

- Provides funding for local jurisdictions to establish a code enforcement program.
- Requires a 35% match program over three-years by the local government.
- Increases the available funding from \$450,000 to \$2M.
- Grant recipients must report efforts and recommendations for changes in state or local laws related to code enforcement to the legislature after each program cycle.



SB 837: Unvented Attics

- Requires the CEC to consider revising the definition of “conditioned space indirectly” to include unvented attics.
- Focuses on having a discussion of potential definition change in the regulatory process but does not legislate code.

Architectural blueprints are shown on the left side of the slide, featuring various floor plans with dimensions and annotations. A yellow horizontal bar is positioned above the title.

AB 1332: Preapproved ADU Program

- Requires local agencies to develop a program for the preapproval of ADUs by January 1, 2025
- Gives local jurisdictions the flexibility to adopt these locally and address community needs or reject plans if they do not comply with current safety standards.
- Allows local agencies to charge permit fees for these plans.
- Requires a 30-day approval or denial of an application if the plan is a preapproved plan established by the local agency or the plan is identical to a plan approved by a local agency during the current triennial code cycle.
- Allows compliance by using plans developed by other agencies within the state.

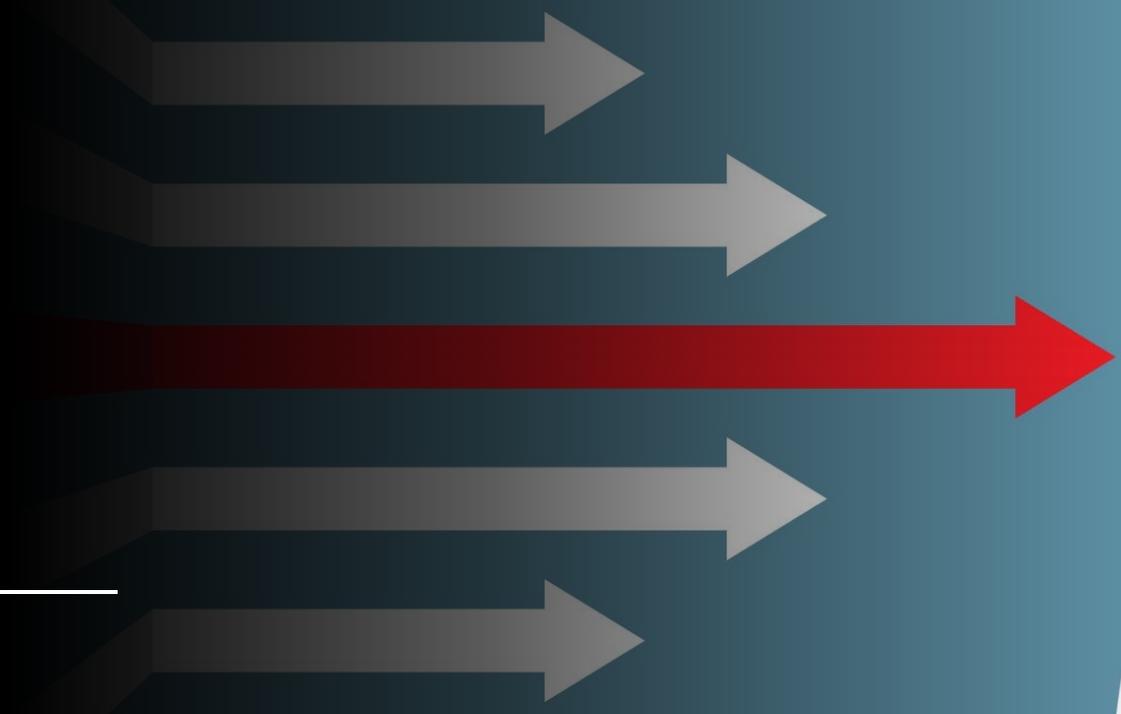
AB 1332: CALBO Requested Amendments

Requires HCD to develop model programs and give local jurisdictions the ability to adjust for local community needs but use them for compliance with January 1

Establishes a grant program or other funding source for local jurisdictions to adopt their own program.



**Oppose
Position**





AB 42: Prohibiting Fire Sprinklers in Tiny Homes

- Prohibits any local agency from enforcing fire sprinkler requirements for a temporary dwelling unit less than 250 square feet.
- Defines “temporary dwelling unit” as any nonpermanent fixture intended for human habitation that does not include plumbing.
- Provides “alternative fire and life safety standards” instead of fire sprinklers.



AB 704: Reducing Solar PV Regulations in some housing units

- Residential construction in areas where a state of emergency has been proclaimed by the Governor don't need to comply with new or conflicting PV requirements.
- Allows the structure to comply with solar PV requirements at the time of the emergency if specific conditions are met.
- Previous effort was Vetoed by the Governor.

AB 772: Electric Vehicle Charging Stations in Residential Construction

- Requires single-family and multifamily residential buildings constructed after January 1, 2025, to include a rapid compact electric vehicle charger.
- Multifamily residents must serve at least 10% of its residential capacity at the time.
- This is a two-year bill and will carry over to next year.





AB 1132: Solar Permit Fee Cap Extension

Extends the Solar Permit Fee cap sunset date to January 2034.

CALBO Amendments proposed: an inflationary adjustment local jurisdictions can use as a basis to further increase fee caps.



AB 1490: Adaptive Reuse Projects

- Originally going to waive all local building permit fees for adaptive reuse projects providing 100% affordable housing.
- Was amended after conversations with CALBO to focus on planning instead of waiving fees.
- CALBO removed opposition on April 12.

AB 1504: Electric Vehicle Charging Stations

- This bill expands the definition of electric vehicle charging station to include a charging station installed with a battery storage system.
- Would require permitting requirements passed from AB 970 with these technologies.





AB 1532: Office Conversion to Housing Projects

- Prohibits local enforcement agencies from imposing any inspection service or code enforcement fees for office conversion projects to residential housing.

SB 597: Rainwater Catchment Systems in Residential Housing

- Requires HCD in consultation with other state agencies to research and assist in the development of mandatory building standards for rainwater catchment systems in new residential construction.
- Requires BSC after January 1, 2025, to adopt mandatory building standards regarding these systems in new residential construction.
- CALBO amendments: Remove the requirement to adopt mandatory building standards in a specific timeline and focus on research and discussion about potential standards via the regulatory process instead.



SB 745: Graywater and nonpotable water building standards

- Requires BSC to develop and propose mandatory building standards to reduce potable water demand of new buildings by 25% from current standards.
- Requires BSC in consultation with the State Water Resources Control Board to develop a guidance document and model local ordinance to adopt regulatory programs for onsite nonpotable water treatment systems.





Questions?