

AB 98 (Juan Carrillo) | CALBO Opposed

- AB 98 by Assemblymember Juan Carrillo and Eloise Reyes is a bill that provides building standards for new and existing warehouses.
- This proposal establishes two tiers of building standards including sky lights or LED efficient lighting, heating and cooling systems must be high-efficiency and proposes timelines for the use of only zero-emission equipment.
- This was a late-in-the-session deal that utilized a gut and amend process, meaning that the bill's original contents were not related to this subject matter.
- It also evaded the committee review process on the Assembly side with limited debate, so there are unclear issues with legislation that has overarching consequences for localities – who were left out of the negotiations.
- Governor Newsom signed this bill on the last day. It is worth reviewing for the analysis, especially for those in the inland empire and close to distribution centers.
- Status: 9/29/2024-Approved by the Governor.

AB 2533 (Juan Carrillo) | Tracked

- CALBO tracked this bill that was signed by the Governor. And was flagged by our Legislative Committee Chair.
- This bill extends the Accessory Dwelling Unit (ADU) amnesty law to unpermitted ADUs and junior accessory dwelling units (JADUs) built before 2020.
- It provides a process for homeowners to permit their unpermitted ADUs.
- And provides financial assistance to lower- and moderate-income households seeking to permit their unpermitted ADUs and JADUs.
- Status: 9/28/2024-Approved by the Governor.

SB 1465 (Archuleta) | CALBO Supported

- CALBO supported this bill extending substandard conditions to buildings despite their approved use or zoning. It was sponsored by the code enforcement officers' association.
- They ran this bill in both years of the session because their association is working to address conditions prior to tragedies like the Ghost Ship Fire.
- This year they chose to route it through the Senate because there was leadership turnover earlier in the year. The new Senate Majority Leader or the head of the chamber had authored similar legislation in the past.

- The reason it may have died in the past is because it is impossible to know how much the bill will cost to implement because we do not know how many new infractions will be issued as a result of this bill, and thus we do not know how many additional hours the courts will need to operate to process these claims.
- It had previously died on the Suspense File which is where fiscal bills go and then once the state has a better understanding of tax revenue leadership decides.
- Status: 9/22/2024-Approved by the Governor

AB 2427 (McCarty) | CALBO Supported

- This CALBO supported bill will result in GO-Biz, an important unit in the Governor's Office, developing a model ordinance and permitting checklist for electric vehicle charging stations.
- As Local Governments contend with a streamlined permitting process, this bill provides an opportunity for industry professionals to discuss how this technology holds up over time.
- Status: 9/25/2024-Approved by the Governor.

SB 552 (Newman) | CALBO Neutral

- CALBO was able to move from Oppose Unless Amended to Neutral on this bill recasting the definitions in the Swimming Pool Safety Act utilized during home inspections.
- The requirements had provided a preference for automated pool covers, which we thought was a decision that was better left up to the regulatory process.
- When we discussed these concerns with the office, they agreed to remove the language, so we moved into a neutral position.
- This enabled the bill to be added to the consent calendar and the Governor has now signed the bill.
- Status: 9/27/2024-Approved by the Governor.

AB 2114 (Irwin) | CALBO Support

- CALBO supported this bill enabling civil licensed engineers to perform visual inspections of exterior elevated elements.
- As you are likely aware, the legislature made several changes to the law to ensure that balconies receive the necessary attention and extended the requirement for inspections and re-inspections to common interest developments who have complained about a lack of available inspectors.
- You will also want to know about AB 2579 (Quirk-Silva) which extends the deadline for initial inspection until January 1, 2026 for buildings with 3 or more multifamily dwelling units.
- Status: 7/15/2024-Chaptered by Secretary of State - Chapter 100, Statutes of 2024

CALBO Opposed Bills that Died

AB 2910 (Santiago)

- CALBO was the only opposition to AB 2910 (Santiago) which would have provided duplicative avenues for alternative building standards for adaptive reuse projects.
- It was eventually pared back to where it would just affect the City of Los Angeles.
- CALBO firmly believes that the purpose and intent of the state building code is to offer a minimum level of safety despite income or geography and respectfully opposed the bill.
- This bill shows that lawmakers are under pressure to provide affordable option and increase the amount of housing in the state. They are willing to sacrifice design choices that could be cost prohibitive but prudent during a fire.
- Status: 9/22/2024-Vetoed by Governor.

AB 2433 (Quirk-Silva)

- AB 2433 (Quirk-Silva) would have undermined the authority of the building department to set standards on working with third-party consultants to complete plan check and inspections.
- It was eventually reduced to cover only plan check after incurring delays. We worked with Local Government, Fire Safety and Labor to highlight the potential damage leading to its death in committee.
- This bill provides that Building Department, and the delays associated with reviewing health and safety items are being blamed for driving up the cost on projects and that developers would like to put them on the chopping block.
- Status: 7/2/2024-Failed Deadline

AB 2489 & AB 2557

- AB 2489 and AB 2557 were two labor sponsored bills that would have placed requirements on jurisdictions that are contracting with third parties to complete the work of unionized staff.
- We worked with Local Governments and Nonprofits to show how critical services could be interrupted by copious reporting requirements.
- This bill shows the tension between unions and local governments as they both struggle with a workforce shortage and declining revenue.
- Status AB 2489: 5/16/2024-Failed Deadline pursuant
- Status AB 2557: 8/15/2024-Failed Deadline

Tracking that Died - AB 2149 (Connolly)

- CALBO was tracking this bill that would have required inspections of automated gates.
- We met with the sponsor of the bill early in the year to provide feedback on definitions used and provisions that would have been difficult to implement.
- This bill ultimately died on the Suspense File in the other house. It was one that had different perspectives from the membership because there are real safety concerns with these devices, but inspecting all of them is unreasonable.
- I would imagine that this bill will return in another session whether the Sponsor wants to keep it in that office or not.
- Status: 8/15/2024-Failed Deadline

SB 610 (Wiener)

- Senator Wiener and the administration with reliance on the State Fire Marshall were advocating for a change late in the session.
- This bill would have had sweeping effect on Wildland-Urban Interface (WUI) Building Standards by creating a new structure under the authority of the State Fire Marshall for assessing fire severity areas and provided the ability for them to prescribe mitigation measures, while replacing the existing fire hazard severity zoning maps.
- It was supported by the California Building Industry Association and Cal Chiefs who believed this was a path forward and the present model had proved to be unworkable.
- It was opposed by local government entities and conservationists who are largely arguing that there has not been enough time provided for the proper amount of stakeholder engagement.
- The Senator had promised to have more conversations on the bill and planned more wide sweeping changes for legislation to be introduced next year, so we know he will revisit this topic.
- Status: 8/15/299999024-Failed Deadline