



## 2023-2024 Legislative Session: Spring 2023 Webinar

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# Summary of the 2023 Legislative Session so far

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- 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

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AB 468: State Building Standards

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

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AB 1505: Seismic retrofitting: soft story multifamily housing

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

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SB 837: Energy: building energy standards: unvented attics

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**AB 1332: Accessory Dwelling Units: preapproved plans**

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\*Highlighted bills denotes a Support if Amended position

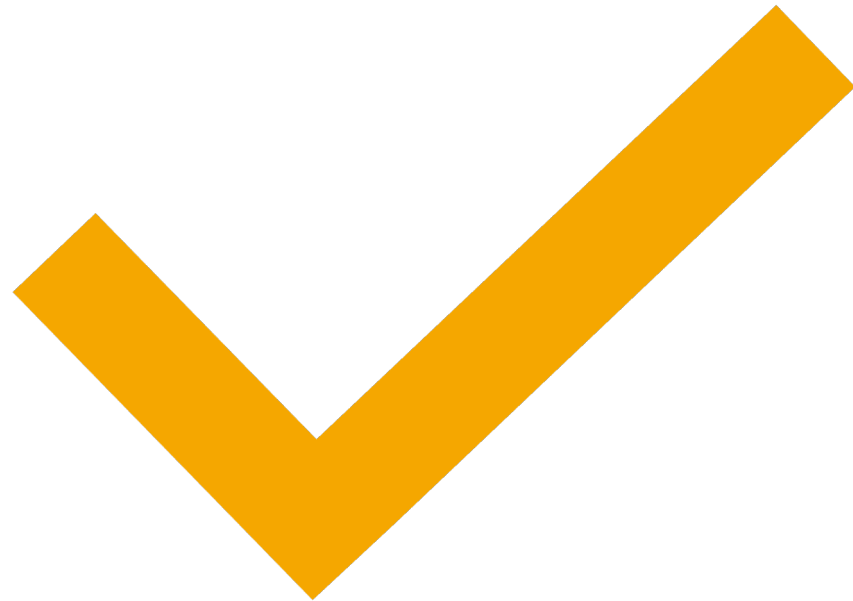
# High Priority Bills CALBO Opposes

- 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

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# Support Position





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# AB 468: Substandard Buildings

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- 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.



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# AB 1445: Drowning Prevention

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- 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 3<sup>rd</sup> 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.







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## **SB 356: Code Enforcement Pilot Project and Incentive Program**

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- 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.



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# SB 837: Unvented Attics

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- 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.



# 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

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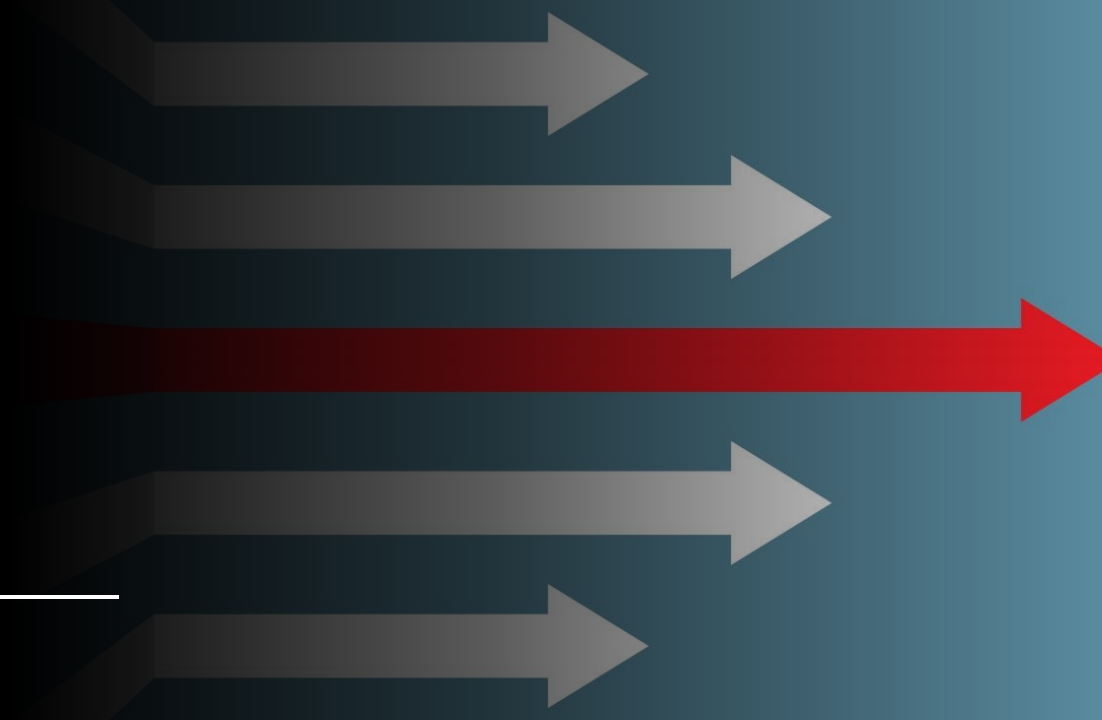
Requires HCD to develop model programs and give local jurisdictions the ability to adjust for local community needs but use them for compliance with January 1

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



# Oppose Position

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## AB 42: Prohibiting Fire Sprinklers in Tiny Homes

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- 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.



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## **AB 704: Reducing Solar PV Regulations in some housing units**

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- 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**

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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.



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# AB 1490: Adaptive Reuse Projects

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- 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.





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## **AB 1532: Office Conversion to Housing Projects**

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- 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?**