

| Bill                                                                                        | Topic                              | Key Impact on Building Departments                                                                                         | Position | Status (6/17/2026)         |
|---------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------|----------------------------|
| AB 1070                                                                                     | Residential Code Expansion         | Studies allowing 3–10 unit residential developments under the California Residential Code.                                 | Oppose   | Senate Housing             |
| AB 1206                                                                                     | Preapproved Housing Plans          | Requires local agencies to create preapproved SFD and multifamily plan programs and accelerate permit approvals.           | Oppose   | Senate 2-Year              |
| AB 1621                                                                                     | Plan Check Limits                  | Limits agencies to two plan-check cycles before approval or denial.                                                        | Oppose   | Senate Housing             |
| AB 1693                                                                                     | Retail Tenant Improvements         | Creates third-party certification process and 20-day permit timelines for retailer tenant improvements.                    | Oppose   | Senate Local Government    |
| AB 1738                                                                                     | Remote Inspections                 | Requires cities and counties to offer remote inspections for one- and two-family dwellings by 2028.                        | Oppose   | Senate Local Government    |
| AB 1796                                                                                     | Interior Designer Licensure        | Creates state licensing program for professional interior designers.                                                       | Oppose   | Senate B.P. & E.D.         |
| AB 1815                                                                                     | Factory-Built Housing              | Restricts local amendments exceeding state code when projects utilize significant factory-built housing components.        | Watch    | Senate Housing             |
| AB 1820                                                                                     | EV Charger Permit Fees             | Caps permit fees for EV charging stations.                                                                                 | Oppose   | Senate Local Government    |
| AB 1915                                                                                     | Restaurant Equipment Permits       | Creates expedited permit process for like-for-like restaurant equipment replacement.                                       | Oppose   | Senate Health              |
| AB 2058                                                                                     | Factory-Built Housing Inspections  | Allows owners to choose HCD-approved private inspection agencies instead of local agencies; limits local fees.             | Watch    | Senate Local Government    |
| AB 2166                                                                                     | Offsite Housing Factories          | Establishes state-backed financing support for offsite housing manufacturers.                                              | Oppose   | Senate B.P. & E.D.         |
| AB 2252                                                                                     | Single-Stair Multifamily Buildings | Requires development of standards for six-story single-stair residential buildings.                                        | Oppose   | Dead                       |
| AB 2418                                                                                     | Private Plan Check                 | Revises nonresidential private plan review procedures and timelines.                                                       | Oppose   | Senate Local Government    |
| SB 1272                                                                                     | Administrative Fines or Penalties  | Provides additional time to fix code violations if non-safety related in owner occupied dwellings                          |          | Passed 3rd reading 5/19/26 |
| SB 222                                                                                      | Heat Pump Permitting               | Requires online automated permits and asynchronous inspections for residential heat pumps.                                 | Oppose   | Assembly Housing           |
| SB 84                                                                                       | Accessibility Litigation Reform    | Requires notice and opportunity to correct accessibility violations before damages may be sought against small businesses. | Support  | Assembly 2-Year            |
| <b>Fire and Fire Safety Bills</b>                                                           |                                    |                                                                                                                            |          |                            |
| AB 261                                                                                      | Fire Hazard Severity Zones         | Clarifies how State Fire Marshal designates fire hazard severity zones.                                                    | Support  | Senate 2-Year              |
| AB 434                                                                                      | Battery Energy Storage Systems     | Temporary moratorium on battery storage facilities until statewide standards are adopted.                                  | Pending  | Dead                       |
| AB 2517                                                                                     | Fire Hazard Mapping                | Requires public review process before final fire hazard severity zone maps are adopted.                                    | Watch    | Dead                       |
| SB 828                                                                                      | Fireworks Storage Disclosure       | Requires disclosure of fireworks storage locations and notification to local agencies.                                     | Support  | Assembly Local Government  |
| <b>Energy and Electrification Bills</b>                                                     |                                    |                                                                                                                            |          |                            |
| AB 1238                                                                                     | Energy Consumer Freedom Act        | Prevents state and local bans on gas appliances and gasoline-powered equipment.                                            | Watch    | Dead                       |
| SB 868                                                                                      | Portable Solar Devices             | Exempts portable solar generation devices from utility interconnection requirements.                                       | Oppose   | Assembly Appropriations    |
| SB 698                                                                                      | Solar Equipment Lists              | Authorizes state equipment lists and ratings for solar, storage, and EV equipment.                                         | Watch    | Dead                       |
| <b>Factory-Built Housing Bills</b>                                                          |                                    |                                                                                                                            |          |                            |
| AB 557                                                                                      | Factory-Built Housing Approvals    | Allows approved plans to be reused and limits repeat plan reviews.                                                         | Oppose   |                            |
| AB 1815                                                                                     | Factory-Built Housing Standards    | Restricts local amendments on projects using factory-built housing.                                                        | Watch    |                            |
| AB 2058                                                                                     | Factory-Built Housing Inspections  | Allows private inspection option and limits local inspection fees.                                                         | Watch    |                            |
| <b>Bills Likely to Have the Greatest Operational Impact on the Building Safety Division</b> |                                    |                                                                                                                            |          |                            |
| 1. AB 1738 – Mandatory remote inspections.                                                  |                                    |                                                                                                                            |          |                            |
| 2. SB 222 – Automated permitting and asynchronous inspections for heat pumps.               |                                    |                                                                                                                            |          |                            |
| 3. AB 1621 – Two-cycle limit on plan review comments.                                       |                                    |                                                                                                                            |          |                            |
| 4. AB 1206 – Mandatory preapproved residential plan program.                                |                                    |                                                                                                                            |          |                            |
| 5. AB 1693 – Third-party certification for retail tenant improvements.                      |                                    |                                                                                                                            |          |                            |

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| 6. AB 2418 – Expanded private plan-check requirements.                                                                                                                            |  |  |
| 7. AB 2058 – Reduces local authority and fees for factory-built housing inspections.                                                                                              |  |  |
| 8. AB 1820 – Potential reduction in EV charger permit fee revenue.                                                                                                                |  |  |
| These eight bills would likely have the most direct effect on the City's permit processing, inspection operations, staffing, cost recovery, and local code enforcement authority. |  |  |