

***Regular Meeting of the  
Building Inspection Commission  
November 14, 2025***

***Agenda Item 7***

# State Legislation Update

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November 14, 2025

# Assembly Bill 253 (Ward)

AB 253 allows an applicant, if DBI cannot provide plan review **within 30 days**, to employ a **private professional provider** to check plans and specifications for a residential building permit. That private provider will submit an affidavit to DBI declaring that the plans comply with all applicable state and local laws, and DBI must review and issue a permit or comments within 10 business days.

## Major Provisions:

- Applies to residential-only, up to 10 units, 40 feet height maximum.
- Applies to new construction, remodels and additions.
- Private provider must be licensed engineer or architect who does not have a financial interest in the project.
- Sunsets by 1/1/30

# Assembly Bill 671 (Wicks)

AB 671 allows an applicant for a **tenant improvement** relating to a **restaurant** to seek **private professional certification of plans**. Once an affidavit is submitted by the certifier claiming compliance with all state and local laws, DBI has 20 business days to approve the permit or issue comments.

## Major Provisions:

- Professional certification applies to all applicable building, health and safety codes
- DBI must audit 20% of AB 671 permits each week
- Excludes “fast food restaurants” as defined by the Labor Code
- Only allows for changes to an interior of an existing building

# Assembly Bill 628 (McKinnor)

AB 628 makes it mandatory for a dwelling unit to provide **a stove and refrigerator in good working order.**

## Major Provisions:

- Excludes permanent supportive housing, SRO units, residential hotels, and dwelling units within housing facilities that offer shared or communal kitchen spaces for residents, including assisted living facilities.
- Allows a tenant to, through their lease, provide and maintain their own refrigerator, however, tenancy may not be conditioned upon the tenant providing their own refrigerator.

# Assembly Bill 818 (Carrillo)

In circumstances in which a **residential property** has been **impacted by a disaster**, AB 818 requires local agencies **to review permits within 10 days** for a structure intended to be used until the rebuilding or repair of an affected property is complete.

## Major Provisions:

- Applies to buildings that were destroyed or rendered substandard due to a disaster that resulted in a declared local emergency
- Eligible replacement buildings are modular or prefabricated homes, or an ADU detached from the affected property.
- Third-party inspections to determine the existing conditions of a building prior to submitting a permit to repair or rebuild are allowed.

# Senate Bill 543 (McNerney)

SB 543 clarifies that existing **post-entitlement permitting timelines** applied to housing development projects also **applies to ADUs and Junior ADUs**.

## Major Provisions:

- Completeness check must be done within 15 days of submittal.
- Once an application has been deemed complete, jurisdictions have 60 days to either issue the permit or issue revisions if there is an existing single-family dwelling on the lot.

# Assembly Bill 920 (Caloza)

AB 920 requires local jurisdictions with a population of 150,000 or more to establish a **centralized online application portal for housing development projects**, no later than January 1, 2028. Jurisdictions under 150,000 residents must provide an application portal by January 1, 2030.

## Major Provisions:

- The application portal must allow for an applicant to track the status of an application.



# Senate Bill 489 (Arreguin)

SB 489 requires public agencies to post online the criteria used to determine completeness of an application for housing development projects.

## Major Provisions:

- Applies to every type of approval that a public agency issues with regards to a housing development project.
- Criteria posted online must include the name of the approval.

# Assembly Bill 1308 (Hoover)

AB 1308 required all cities and counties to **conduct an inspection** of permitted work **within 10 business days** of receiving notice of completed permitted work **for specified housing projects**.

## Major Provisions:

- Applies to residential-only, up to 10 units, 40 feet height maximum.
- Applies to new construction and additions that result in new units.
- Makes violating this timeline a violation of the Housing Accountability Act, shifting the burden of proof onto the local jurisdiction.



**THANK YOU**