
THIRD READING

Bill No: AB 1308
Author: Hoover (R), et al.
Amended: 9/5/25 in Senate
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 7/9/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Seyarto, Wiener

SENATE HOUSING COMMITTEE: 10-0, 7/15/25
AYES: Wahab, Seyarto, Arreguín, Caballero, Cortese, Durazo, Gonzalez,
Grayson, Ochoa Bogh, Padilla
NO VOTE RECORDED: Cabaldon

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

SENATE FLOOR: 37-0, 8/25/25 (Consent)
AYES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon,
Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove,
Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh,
Padilla, Pérez, Reyes, Richardson, Seyarto, Smallwood-Cuevas, Stern,
Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener
NO VOTE RECORDED: Alvarado-Gil, Hurtado, Rubio

ASSEMBLY FLOOR: 71-0, 5/23/25 (Consent) - See last page for vote

SUBJECT: Residential building permits: fees: inspections

SOURCE: California YIMBY

DIGEST: This bill requires a building department to conduct an inspection of permitted work within 10 business days of receiving a notice of the completion of the permitted work authorized by a building permit issued for specified housing projects.

Senate Floor Amendments of 9/5/25 address chaptering issues with SB 838 (Durazo) and AB 1529 (Committee on Housing and Community Development).

ANALYSIS:

Existing law:

- 1) Requires, if the local enforcement agency fails to conduct an inspection of permitted work within 60 days of receiving notice of the completion of the permitted work, the permittee to be entitled to reimbursement of the permit fees.
- 2) Defines, generally for a residential building permit, “excessive delay” to mean the building department or building division of a local agency has taken more than 30 days after submitting a complete application to complete the structural building safety plan check of the applicant’s set of plans and specifications that are suitable for checking. “Residential building” means a one-to-four family detached structure not exceeding three stories in height.
- 3) Establishes the California Building Standards Commission (CBSC) within the Department of General Services, which requires CBSC to approve and adopt building standards and codify those standards in the California Building Standards Code.
- 4) Establishes the Permit Streamlining Act, which, among other things, establishes time limits within which state and local government agencies must either approve or disapprove permits to entitle a development.
- 5) Establishes the Housing Accountability Act (HAA), which provides that a local government may only disapprove a housing development project under specified circumstances. Specifically, among other provisions, the HAA:
 - a) Defines “disapprove the housing development project” as any instance in which a local agency does any of the following:
 - i) Votes or takes a final administrative action on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building project.
 - ii) Undertakes a course of conduct that effectively disapprove the housing development project, as specified

- iii) Violates development review standards of the Housing Crisis Act, as specified.
 - iv) Fails to comply with specified time periods for approving or disapproving development projects.
 - v) Fails to make a determination of whether a project is exempt from the California Environmental Quality Act, or commits an abuse of discretion, as specified.
- b) Prohibits a local agency, from disapproving a housing project containing units affordable to very low-, low- or moderate-income households, or conditioning the approval in a manner that renders the housing project infeasible, unless it makes specified findings.

This law:

- 1) Requires a building department to conduct an inspection of permitted work within 10 business days of receiving a notice of the completion of the permitted work authorized by a building permit issued for a housing project.
- 2) Provides that the provisions in (1) shall only apply to the following:
 - a) New residential construction that contains at least one unit, but no more than ten units, contains only residential units, and has no floors used for human occupancy located more than 40 feet above ground level; and
 - b) A residential addition to an existing building that contains one to nine dwelling units, contains only residential units, and has no floors used for human occupancy located more than 40 feet above ground level, for the purpose of adding new residential units to the exiting building, not to exceed 10 total units as proposed to be constructed.
- 3) Provides that a city or county that fails to meet the time limit in (2) shall be in violation of the HAA. Specifically, this bill would add the failure to meet the timeline in (2) to the definition of “disapprove the housing development project” in the HAA.

Background

Building codes. The California Building Standards Code (Title 24 of the California Code of Regulations) contains building standards and regulations as adopted by the California Building Standards Commission (BSC). These standards

include, among other requirements, structural standards for building safety (the Building Code), fire safety standards (the Fire Code), energy efficiency standards (the Energy Code), and standards for green buildings (CalGreen). The BSC updates the Building Standards Code on a three-year cycle—the BSC published new standards that went into effect on January 1, 2023. Once adopted at the state level, cities and counties in California then enact an ordinance to adopt the codes. New construction and improvements to existing buildings must comply with the current building codes, and improvements to an existing building may trigger additional code upgrades for other parts of a building.

Post-entitlement permit approvals. A builder may need a range of administrative permits from the local agency in order to actually complete the work to construct or modify a building. These permits can include building permits and other permits for: demolition; grading; excavation; electrical, plumbing, or mechanical work; encroachment in the public right-of-way; roofing; water and sewer connections or septic systems; fire sprinklers; and home occupations.

City and county building departments enforce the provisions of the State Housing Law, the California Building Standards Code, and local zoning codes that specify the allowable forms and uses of buildings within a city or county's jurisdiction. Within building departments, the positions responsible for evaluating building permits for compliance include building officials, inspectors, plan checkers, and civil engineers. State Housing Law also allows local agencies to hire private entities on a temporary basis to perform plan checking services. Some agencies contract out a portion of their workload during especially busy times, or certain portions of the building permit review process, such as reviewing compliance with energy efficiency requirements. Other local agencies contract out nearly all plan checking functions to a private firm.

Building inspections. Once the building permits are issued and the actual construction of the housing begins, the construction phase involves a separate layer of local government oversight through building inspections. These inspections ensure that the actual construction work complies with approved plans, building codes, and safety regulations. Local agency inspectors review critical aspects of construction such as structural components, electrical and plumbing systems, fire safety measures, energy efficiency, and accessibility requirements, at multiple stages of the project. Inspections occur throughout construction, from foundation and framing to final issuance of a certificate of occupancy, ensuring building safety and compliance with the approved set of plans at every step. Building departments can charge fees for the cost of the inspections; if they don't perform an inspection

within 60 days of receiving notice of the completion of the permitted work, they must refund those fees.

The state does not systematically track inspection timeframes. However, the Department of Housing and Community Development's (HCD's) Annual Progress Report Dashboard indicates that a project can take months to go from the building permit stage to completed construction. In 2023, developments took 246 days on average for a single-family home to be constructed, and 415 days for projects of five units or more. These timeframes encompass all steps of the construction process, including all of the construction work up through the time when a builder receives a certificate of occupancy or final inspection, which may be conditioned upon the payment of fees and meeting other conditions that a local government requires. California YIMBY wants the Legislature to expedite the construction process for housing.

Comments

- 1) *According to the author*, "California faces a severe and worsening housing crisis, marked by a shortage of homes insufficient to meet the needs of all Californians. Delays in local government inspections for completed housing developments are listed as a significant roadblock in the housing production pipeline. Lengthy delays at this stage creates uncertainty for developers and increases costs for homeowners. AB 1308 addresses this critical administrative hurdle by requiring a jurisdiction's building department to perform final inspections for certain residential housing projects within 10 business days once the builder notifies the local government that construction is complete and ready for inspection. This requirement will provide applicants with greater predictability and timeliness during the final phase of residential construction permitting."
- 2) *Where's the beef?* Building officials report that many jurisdictions have policies for next day inspections, and that most jurisdictions complete them within five business days. Anecdotal publicly available information confirms these timeframes. Developers state that inspection-related delays can slow down construction timelines in high-demand regions where staffing shortages and project volumes are greatest. Accordingly, it is unclear that local governments in most parts of the state are significant obstacles to the construction process, and where inspections take longer, it is not willful on the part of building departments. Instead, other constraints such as insufficient funding of building departments may drive delays. For example, the City of Los Angeles is currently contemplating nine layoffs to its building department

to address a roughly \$1 billion shortfall. This bill imposes a significant change to the building inspection process on the premise that local building departments are the source of a delay in housing construction, but fails to address the underlying cause of underfunded building departments.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 9/7/25)

California Yimby (source)

Abundant Housing LA

All Voting Members of the North Westwood Neighborhood Council

Bay Area Council

California Apartment Association

California Council for Affordable Housing

Circulate San Diego

Fieldstead and Company, INC.

Housing Trust Silicon Valley

Inner City Law Center

Institute for Responsive Government Action

Redlands Yimby

Spur

The Two Hundred

OPPOSITION: (Verified 9/7/25)

None received

ASSEMBLY FLOOR: 71-0, 5/23/25

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

NO VOTE RECORDED: Bryan, Chen, Ellis, Nguyen, Sanchez, Schultz, Sharp-Collins, Wicks

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119
9/8/25 21:40:12

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