

Date of Hearing: April 22, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

AB 1725 (Caloza) – As Amended April 16, 2026

**SUBJECT:** Residential buildings: oil well disclosures: methane mitigation systems

**SUMMARY:** Requires sellers and landlords to disclose information about the presence of wells, as specified, on or within 300 feet of a property to prospective buyers and prospective tenants, respectively. Requires owners of multifamily dwelling units who rent or lease the dwelling unit to a tenant to maintain a methane gas monitoring or alarm system if a well, as specified, is on or within 300 feet of the dwelling unit. Specifically, **this bill:**

- 1) Requires the seller, or seller’s agent, of any real property to deliver to the prospective buyer a written disclosure statement describing the presence of active, idle, orphaned, or abandoned wells on or within 300 feet of the property as identified by the Geologic Energy Management Division’s (CalGEM) Well Finder database or successor database.
- 2) Requires the landlord, or their agent, of a residential dwelling unit to give written notice to a prospective tenant describing the presence of active, idle, orphaned, or abandoned wells on or within 300 feet of the property as identified by the CalGEM’s Well Finder database or successor database.
- 3) Requires the notice in 1) and 2) to include information on the associated hazards of living in close proximity to a well, including any potential health impacts and the increased risk of fire, toxic exposure, and methane gas emergency.
- 4) Requires an owner, or owner’s agent, of a multifamily dwelling unit intended for human occupancy who rents or leases the dwelling unit to a tenant to maintain a methane gas monitoring or alarm system in that dwelling unit if the unit is located where active, idle, orphaned, or abandoned wells are on or within 300 feet of the property, as identified by the CalGEM’s Well Finder database or successor database, or where the increased levels of methane are likely to be present due to commercial, industrial, geological, or environmental factors.
- 5) Requires the owner, or owner’s agent, to ensure that the methane gas monitoring or alarm system is operational, and that it is inspected, updated, and tested monthly or at the manufacturer’s recommended frequency to ensure that it remains in good working order.
- 6) Requires the owner, or owner’s agent, to periodically submit certification of compliance with 4) and 5) to the California Department of Housing and Community Development (HCD) or the local housing or building standards enforcement agency.
- 7) Specifies “well” has the same meaning as defined in the Public Resources Code (PRC) Section 3008.

**EXISTING LAW:**

- 1) Specifies the disclosures that must be made to a buyer upon the transfer by sale, exchange, real property sales contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements of any single-family residential property. (Civil Code (CIV) Section 1102 *et seq.*)
- 2) Clarifies that neither the seller nor any seller's agent or buyer's agent is liable for any error, inaccuracy, or omission of any information delivered pursuant to 1) if the error, inaccuracy, or omission was not within the personal knowledge of the seller or that listing or buyer's agent, was based on information timely provided by public agencies or by other persons providing information, as specified, so long as ordinary care was exercised in obtaining and transmitting the information. (CIV 1102.4(a))
- 3) Requires a seller to provide a Natural Hazard Disclosure Statement to a prospective buyer, disclosing specified natural and environmental hazards, such as whether the property is located within a seismic hazard zone, an earthquake fault zone, a special flood hazard area, an area of potential flooding, or a high or very high fire hazard severity zone, with specified information. (CIV 1103.2)
- 4) Requires a landlord or their agent, for any structure intended for human habitation, to undertake one or both of the following actions as may be necessary to remediate any dilapidations that arise as a result of a disaster:
  - a) Removal of debris caused by the disaster; and
  - b) Mitigation of hazards arising from the disaster, including, but not limited to, the presence of mold, smoke, smoke residue, smoke odor, ash, asbestos, or water damage. (CIV 1941.8(a))
- 5) Requires the owner of a dwelling unit intended for human occupancy to install a carbon monoxide device, approved and listed by the State Fire Marshal, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. (Health and Safety Code 17926)
- 6) Defines "well" as any oil or gas well or well for the discovery of oil or gas; any well on lands producing or reasonably presumed to contain oil or gas; any well drilled for the purpose of injecting fluids or gas for stimulating oil or gas recovery, repressuring or pressure maintenance of oil or gas reservoirs, or disposing of waste fluids from an oil or gas field; any well used to inject or withdraw gas from an underground storage facility; or any well drilled within or adjacent to an oil or gas pool for the purpose of obtaining water to be used in production stimulation or repressuring operations. (PRC Section 3008)
- 7) Defines a "health protection zone" as the area within 3,200 feet of a sensitive receptor, which includes a private home, condominium, apartment, and living quarter. (PRC 3280)
- 8) Requires the operator of a well or production facility to notify the Supervisor of Oil and Gas or the district deputy, in writing, in the form that the Supervisor or the district deputy may direct, of the sale, assignment, transfer, conveyance, exchange, or other disposition of the well or production facility by the operator of the well or production facility as soon

as is reasonably possible, but in no event later than the date that the sale, assignment, transfer, conveyance, exchange, or other disposition becomes final. (PRC 3201(a))

- 9) Provides that an operator of a well or production facility is not relieved of responsibility for the well or production facility until the supervisor or the district deputy acknowledges the sale, assignment, transfer, conveyance, exchange, or other disposition, in writing, and the person acquiring the well or production facility is in compliance with bonding and other recordkeeping requires required by law. (PRC 3201(a))
- 10) Requires an operator of a well who, on or after January 1, 2018, engages in the drilling, redrilling, deepening, or in any operation permanently altering the casing, of a well, shall file with the supervisor an individual indemnity bond for each well so drilled, redrilled, deepened, or permanently altered in the following amount:
  - a) Twenty-five thousand dollars (\$25,000) for each well that is less than 10,000 feet deep; or
  - b) Forty thousand dollars (\$40,000) for each well that is 10,000 or more feet deep. (Public Resources Code Section 3204 (a).)

**FISCAL EFFECT:** Unknown.

**COMMENTS:**

**Author's statement:** According to the author, "Our communities have a fundamental right to know what's in their backyard, especially when it puts their health and safety at risk. Too often, uncapped and undocumented oil wells pose hidden dangers beneath the surface—leaking toxic gases, contaminating soil and groundwater, and creating long-term environmental hazards that families may never see, but still feel the impacts of every day. These risks are too serious to ignore and too often go unreported.

AB 1725 puts families first by requiring monitoring of uncapped oil wells near schools, homes, parks, and neighborhoods—bringing these hidden threats into the light. This is about transparency and accountability: ensuring that communities are informed, agencies are responsive, and responsible parties are held to account.

Every resident deserves access to clear, timely information about potential hazards in their neighborhood so they can protect their health, safeguard their families, and make informed decisions about their safety."

**CalGEM:** CalGEM is the state entity within the California Department of Conservation responsible for regulating oil, gas, and geothermal operations to protect public health, safety, and the environment. Its primary purpose is to oversee the permitting, operation, maintenance, and closure of wells, including making sure operators follow requirements for well safety, emissions control, and proper plugging and abandonment. In addition to its regulatory role, CalGEM maintains comprehensive mapping and data systems that track the location and status of oil and gas wells across California. Through publicly available tools and databases, like GIS mapping platforms and well data systems, CalGEM provides detailed information on each well's location, operational status, such as active, idle, or plugged, and available regulatory information, making it the primary statewide source for oil and gas well data.

**Wells in California:** California's oil and gas well inventory, as tracked by CalGEM, includes more than 220,000 well records statewide, reflecting both currently regulated wells and historical wells that have been plugged or otherwise taken out of service. Of these, recent CalGEM reports indicate that approximately 107,000 wells are classified as active or idle, including about 35,000 idle wells that are not currently producing but remain subject to regulatory oversight. The remainder of the state's well inventory consists largely of plugged and abandoned wells, along with smaller categories such as injection and observation wells. CalGEM maintains the official statewide database and geospatial mapping system for these wells, providing detailed information on each well's location, operational status, and compliance history.

**Methane exposure:** Living close to oil and gas wells can pose a range of environmental and health risks, especially when wells are active, idle, or not well maintained. People nearby may be exposed to air pollutants such as volatile organic compounds, including benzene, and gases like hydrogen sulfide, which can cause respiratory irritation, headaches, and other health effects. Long-term exposure to certain chemicals like benzene has been linked to increased cancer risk. There is also a risk from methane leaks, which can build up in enclosed spaces and create explosion hazards. Additionally, wells and related equipment can present a fire risk, particularly because they involve flammable materials under pressure. For example, in 2016, the Department of Conservation had to step in and permanently plug and abandon two orphaned oil wells in Los Angeles. These wells had not been properly abandoned. As a result, natural gas was seeping into the well's upper tubing and annulus and began reaching its lower explosive limit.<sup>1</sup> Idle and orphan wells may pose higher risks because they are more likely to have maintenance or structural issues, increasing the chance of leaks or other releases. For these reasons, regulators like CalGEM require monitoring, maintenance, and safety measures to help protect nearby communities.

**Hazard disclosures:** Existing law requires a seller of real property to disclose a number of potential natural and environmental hazards in proximity to the property. These disclosures include whether the property is located within a seismic hazard zone, an earthquake fault zone, a special flood hazard area, an area of potential flooding, or a high or very high fire hazard severity zone, with specified information. These disclosures allow the prospective buyer to understand potential hazards near the property. Existing law holds no seller liable for any error, inaccuracy, or omission of any information if the error, inaccuracy or omission was not within the personal knowledge of the seller and was based on information timely provided by public agencies other persons providing information, as specified, so long as ordinary care was exercised in obtaining and transmitting the information.

Similarly, landlords must disclose to tenants potential hazards in proximity to rental properties. These disclosures include asbestos, flood risks, local sex offenders, and carcinogenic material on the property.

**This bill:** This bill extends disclosure requirements to prospective property owners and prospective tenants within 300 feet of wells. The disclosure must include information about the associated hazards of living in close proximity to a well, including any potential health impacts and the increased risk of fire, toxic exposure, and methane gas emergency. This bill also require landlords of a multifamily dwelling unit to maintain a methane gas monitoring or alarm system if

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<sup>1</sup> *Abandoned Echo Park oil wells are to be sealed off for safety*, Los Angeles Times.  
<https://www.latimes.com/local/lanow/la-me-ln-oil-wells-20160608-snap-story.html>

the unit is on or within 300 feet of the property. Recent amendments clarify that the determination of a property's proximity to the well is to be made using CalGEM's Well Finder database. By tying the 300-foot radius to wells identified by CalGEM's Well Finder database, this bill ensures property sellers, landlords, prospective buyers, and prospective tenants are using the same information to determine potential exposure to methane hazards.

***Arguments in Support:*** According to the Sunrise Movement, Food and Water Watch, and Consumer Watchdog, "California is home to man of the nation's urban oil fields. Today, there are more than 5,000 active, idle, and orphan wells in the City of Los Angeles. They are next to schools, community centers, and homes. Nearly 75% of active wells are located near 'sensitive land use' facilities. The fact is that 3.3 million residents of Los Angeles County alone live near an uncapped oil well, and over 500,000 residents live within 1300ft of a well. There are 68 named oil fields in the Los Angeles basin alone, representing thousands of wells and billions of gallons of oil." "The vast majority of those living on or near oil wells are often not aware of the presence of oil wells or their effects. The ringing of a methane alarm is often the first time that residents are aware of an impending issue. There is nothing in the current law that empowers residents with the knowledge to keep themselves safe, nor anything that ensures methane monitoring systems are operational."

***Arguments in Opposition:*** According to the California Apartment Association, California Building Industry Association, California Business Properties Association, and the California Mortgage Bankers Association, "AB 1725 places responsibility for oil well-related risks on neighboring property owners who have no control over those wells. Property owners do not drill, operate, maintain, or abandon oil wells, nor do they have the ability to prevent methane leaks or other hazards associated with these facilities." "AB 1725 would create significant new compliance obligations for property owners. The bill mandates installation of methane gas monitors, as well as maintenance, testing, and reporting requirements of these monitors for property owners. These requirements could increase operational costs and liability exposure, particularly for smaller property owners, without directly addressing the root cause of the safety concerns."

***Committee amendments:***

- 1) The author has requested that the committee consider amendments that narrow this bill to two census tracts within the author's Assembly District.
- 2) Delete the requirement for monthly inspections, updates, and testing of the installed methane gas monitoring or alarm system and instead limit such inspections, updates, and testing to the manufacturer's recommended frequency.

SEC. 3. Health and Safety Code 17926.5

...

(b) The owner or owner's agent shall be responsible for ensuring that the methane gas monitoring or alarm system is operational, and that it is inspected, updated, and tested ~~monthly~~ or at the manufacturer's recommended frequency to ensure that it remains in good working order.

**Double referred:** This bill is double referred. It was heard in the Assembly Committee on Judiciary and passed on a vote of 9-3 on April 14, 2026

**REGISTERED SUPPORT / OPPOSITION:**

**Support**

California Environmental Voters  
Climate Environmental Voters  
Consumer Watchdog  
East Area Progressive Democrats  
Food and Water Watch  
Stand Together Against Neighborhood Drilling (STAND-LA)  
Sunrise Movement  
Sunrise Movements Bay Area  
Sunrise Movement LA  
Sunrise Movement Orange County  
Vista Hermosa Heights Community Group  
350 Bay Area Action  
Individuals (1)

**Opposition**

California Apartment Association  
California Association of Realtors (unless amended)  
California Building Industry Association  
California Business Properties Association  
California Chamber of Commerce  
California Mortgage Bankers Association

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