

Date of Hearing: May 13, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 1725 (Caloza) – As Amended April 27, 2026

Policy Committee:	Judiciary	Vote:	9 - 3
	Housing and Community Development		9 - 3

Urgency: No                      State Mandated Local Program: Yes                      Reimbursable: Yes

**SUMMARY:**

This bill requires sellers and landlords of property located in two specified U.S. Census Bureau tracts to disclose the presence of active, idle, orphaned, or abandoned oil or gas wells on or within 300 feet of the property, and requires landlords of multifamily dwelling units in those tracts to maintain methane gas monitoring or alarm systems where wells are within 300 feet of the property, as identified by the Geologic Energy Management Division’s (CalGEM) Well Finder database.

Specifically, this bill:

- 1) Requires sellers to disclose to prospective buyers the presence of wells within 300 feet, including associated hazards of living in close proximity to a well.
- 2) Requires landlords to provide the same disclosure to prospective tenants.
- 3) Requires multifamily dwelling unit owners to maintain a methane gas monitoring or alarm system in covered properties, ensure the system is operational and tested at the manufacturer’s recommended frequency, and periodically submit certification of compliance to the Department of Housing and Community Development (HCD) or the local housing or building standards enforcement agency.

**FISCAL EFFECT:**

Onetime workload costs to the Department of Housing and Community Development (HCD) of \$414,000 for a full-time analyst and information technology specialist, with ongoing workload costs of \$393,000 in subsequent years (General Fund). HCD would also incur a one-time information technology consultant cost of \$20,833 and an annual license cost of \$10,000. HCD reports that these workload costs are necessary to meet the bill’s requirements, including researching methane gas monitors and alarms; creating a system to intake the certification of compliance forms from building owners and landlords via the department’s website; working with the Information Technology Branch to facilitate the new reporting requirements in the Local Ordinance and Report portal; providing ongoing technical support to building owners and landlords within the affected tracts; meeting other administrative tasks associated with the certification of compliance requirement; and developing rulemaking documents for newly-constructed residential buildings.

**COMMENTS:**1) **Purpose.** According to the author:

Our communities have a fundamental right to know what’s in their backyard—especially when it consequentially impacts our health. By creating a reporting system for uncapped oil wells near schools, homes, parks, and neighborhoods, AB 1725 puts families first and ensures residents have the information they need to protect their well-being and make informed decisions on their safety.

2) **Background.** The Judiciary and Housing and Community Development analyses provide a comprehensive overview of the public health and safety risks posed by proximity to oil and gas wells, including the 2022 enactment of SB 1137 (Gonzalez), Chapter 365, Statutes of 2022, which established 3,200-foot setback requirements for new oil and gas operations. The Housing and Community Development analysis notes that California’s oil and gas well inventory exceeds 220,000 wells statewide, with approximately 107,000 classified as active or idle. The bill was significantly narrowed in policy committee to apply to two census tracts in the City of Los Angeles within the L.A. City Oil Field — the area encompassing the Vista Hermosa Heights community, where residents have reported methane alarms, foul odors, and oil leaks. Existing law requires sellers and landlords to disclose various natural and environmental hazards, but does not require disclosure of nearby oil or gas wells.3) **Support and Opposition.** Supporters, including Consumer Watchdog, argue that:

The vast majority of those living on or near oil wells are often not aware of the presence of oil wells or their effects... 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.

Opposition, on the other hand, argues that the bill imposes costly obligations on property owners, who “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.”

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