

Date of Hearing: April 15, 2026

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT
Juan Carrillo, Chair
AB 2418 (Mark González) – As Introduced February 20, 2026

SUBJECT: Local building permits: nonresidential private permitting review.

SUMMARY: Requires, until January 1, 2037, local agencies to contract with or employ, or allow an applicant to retain, a private provider to check plans and specifications for specified nonresidential buildings if there is an excessive delay in the local agency's estimate or performance of this function; specifies requirements for fees that local agencies may prescribe for nonresidential building permits; and, requires inspections of specified nonresidential buildings or structures to be conducted within 10 business days of a notice of completion of permitted work for those projects. Specifically, **this bill:**

Provisions Governing Plan-Checking

- 1) Defines "nonresidential building permit" to mean a building permit for either of the following:
 - a) A new nonresidential construction of a building with no floors used for human occupancy located more than 40 feet above ground level.
 - b) A nonresidential addition to, remodeling of, or tenant improvement to a nonresidential building, other than a hotel or motel, which is one to three stories, inclusive, in height, with no floors used for human occupancy located more than 40 feet above ground level.
- 2) Requires, upon an application for a nonresidential permit for a building being deemed complete pursuant to specified existing law governing applications for development projects, a city or county to provide the applicant with an estimated timeframe in which the local agency will determine if the complete application is compliant with permit standards.
- 3) Defines "excessive delay" to mean that the enforcement agency of a local agency has taken, or estimated they will take, either of the following:
 - a) More than 30 days after submittal of an application for a nonresidential building permit, being deemed complete pursuant to specified existing law governing applications for development projects, to complete the structural building safety plan check of the applicant's set of plans and specifications that are suitable for checking.
 - b) Including the days actually taken in a), above, more than 60 days to complete the checking of the resubmitted corrected plans and specifications suitable for checking after the enforcement agency had returned the plans and specifications to the applicant for correction.
- 4) Requires, if the estimated timeframe would result in an excessive delay in determining that the complete application is compliant with permit standards, the local agency to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function, subject to the following:

- a) A local agency need not enter into a contract or employ persons if it determines that no entities or persons are available or qualified to perform plan-checking services.
 - b) Entities or persons employed by a local agency may, pursuant to agreement with the local agency, perform all functions necessary to check the plans and specifications to comply with other requirements imposed pursuant to existing law governing local building permits or by local ordinances adopted pursuant to existing law governing local building permits, except those functions reserved by existing law governing local building permits or local ordinance to the legislative body. A local agency may charge the applicant fees in an amount necessary to defray costs directly attributable to employing or contracting with entities or persons performing services pursuant to this bill which the applicant requested.
- 5) Requires, if there is an excessive delay by the local agency in determining whether the complete application is compliant with permit standards, the local agency to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function, as specified.
 - 6) Allows, if there has been an excessive delay as described above and a local agency determines that no entities or persons are available or qualified to perform plan-checking services, an applicant to retain, at the applicant's sole expense, a private professional provider to check the plans and specifications for their compliance with existing law governing local building permits, as specified.
 - 7) Requires an applicant who retains a private professional provider to notify the city or county of the applicant's intent to retain a private professional provider no later than five business days after either of the following, as applicable:
 - a) Provision of the estimated timeframe as required by this bill.
 - b) The time period in 5), above, elapses.
 - 8) Requires, if a private professional provider performs the plan-checking function, all of the following to apply:
 - a) The private professional provider shall prepare an affidavit, under penalty of perjury, stating both of the following:
 - i) That the plans and specifications do or do not comply with the requirements imposed pursuant to existing law governing local building permits and local ordinances adopted pursuant to existing law governing local building permits.
 - ii) The private professional provider performed the plan-checking function.
 - b) The applicant shall submit to the city or county a report of the plan-checking function. The report shall include all of the following:
 - i) The affidavit described in a), above.
 - ii) If the plan and specifications do not comply with the requirements imposed pursuant to existing law governing local building permits or local ordinances adopted pursuant

- to these laws, modifications to the plans and specifications that are necessary to comply.
- iii) Additional information required by the city or county.
- c) Within 10 business days of receiving the report pursuant to b), above, the city or county shall consider the report and based on the report shall do either of the following:
 - i) Issue the nonresidential building permit if the plans and specifications comply with the other requirements imposed pursuant to existing law governing local building permits or local ordinances adopted pursuant to these laws.
 - ii) Notify the applicant in writing that the plans and specifications do not comply, as specified. The notice shall specify the requirements for the plans and specifications to comply, as specified.
 - d) If the city or county does not issue the nonresidential building permit or notify the applicant within 10 business days pursuant to this bill and the affidavit provided pursuant to this bill states that the plans and specifications comply with the other requirements imposed pursuant to existing law governing local building permits, the plans and specifications shall be deemed compliant and the nonresidential building permit shall be deemed approved.
 - e) The local agency shall be deemed in compliance with the requirements of specified existing law governing applications for development projects as those requirements pertain to the nonresidential building permit.
 - f) The applicant shall indemnify the local agency from any property damage or personal injury arising from construction in accordance with the plans checked by a private professional provider pursuant to this section.
 - g) A public entity or public employee is not liable for an injury caused by their discretionary or ministerial acts or omissions relating to the issuance or denial of any nonresidential building permit pursuant to this bill, as specified.
- 9) Allows, if the city or county notifies the applicant pursuant to this bill that the plans and specifications do not comply with existing law governing local building permits, the applicant to resubmit corrected plans and specifications to the city or county to check the corrected plans and specifications. If an applicant does so, the resubmitted plans and specifications shall be subject to the same timelines of a new application as specified in this bill.
- 10) Provides that nothing in the provisions outlined above shall be construed to prohibit a city, county, or city and county from providing a self-certification program under terms that are different from those set forth in this bill to the extent that the local program does not conflict with the requirements of this bill.
- 11) Provides that the provisions outlined above shall not apply to any of the following buildings:
- a) Health facilities, as defined.

- b) Public buildings.
 - c) Buildings of any type of construction or occupancy that have floors used for human occupancy located more than 40 feet above the lowest floor having building access.
- 12) Removes from the existing law definition of “excessive delay” a provision specifying, for a discretionary building permit, that the time period shall commence after certification of the environmental impact report, adoption of a negative declaration, or a determination by the local agency that the project is exempt from the California Environmental Quality Act (CEQA).
- 13) Contains a sunset date of January 1, 2037, for the provisions outlined above.

Provisions Governing Fees

- 14) Allows the governing body of any county or city, including a charter city, to adopt an ordinance prescribing fees for filing applications pursuant to existing law governing local building permits, but the fees shall not exceed the amount reasonably required by the local enforcement agency to issue permits pursuant to existing law governing local building permits, and shall not be levied for general revenue purposes. These fees must be imposed pursuant to existing law governing the procedures for adopting various fees, as specified.
- 15) Requires, if a governing body of any county or city, including a charter city, prescribes fees for a nonresidential building permit pursuant to 14), above, the city or county to prepare a schedule of the fees for a nonresidential building permit and post the schedule on the county’s or city’s internet website.

Provisions Governing Inspections

- 16) Requires, within 10 business days of receiving a notice of the completion of the permitted work authorized by a nonresidential building permit issued for a project as specified in 17), below, the building department of every city or county to conduct an inspection of the permitted work.
- 17) Provides that the provisions of 16), above, shall only apply to a nonresidential building or structure classified under Chapter 3 of the California Building Code (Part 2 of Title 24 of the California Code of Regulations) as belonging to any of the following occupancy groups: A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, M, S-1, S-2, or U.

Additional Provisions

- 18) Finds and declares that this bill addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this bill apply to all cities, including charter cities.
- 19) Provides that no reimbursement is required by this bill pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act or because costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime

or infraction, or changes the penalty for a crime or infraction, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution, as specified.

- 20) Contains findings and declarations regarding building plan-checking functions at the local level and legislative intent regarding this bill.

EXISTING LAW:

- 1) Authorizes the governing body of a local agency to authorize its enforcement agency to contract with or employ a private entity or persons on a temporary basis to perform plan-checking functions. [Health and Safety Code (HSC) Section 19837]
- 2) Provides that a local agency need not enter into a contract or employ persons if it determines that no entities or persons are available or qualified to perform plan-checking services. (HSC Section 19837)
- 3) Allows entities or persons employed by a local agency to, pursuant to agreement with the local agency, perform all functions necessary to check the plans and specifications to comply with other requirements imposed pursuant to this part or by local ordinances adopted pursuant to this part, except those functions reserved by this part or local ordinance to the legislative body. A local agency may charge the applicant fees in an amount necessary to defray costs directly attributable to employing or contracting with entities or persons performing services pursuant to this section which the applicant requested. (HSC Section 19837)
- 4) Requires, when there is an excessive delay in checking plans and specifications submitted as a part of an application for a nonresidential permit, for a building, other than a hotel or motel, which is one to three stories, inclusive, in height, as determined by the local agency, the local agency to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function, as specified. (HSC Section 19837)
- 5) Requires, when there is an excessive delay in checking plans and specifications submitted as a part of an application for a nonresidential permit for the remodeling or tenant improvements of a building, other than a hotel or motel, which is one to three stories, inclusive, in height, as determined by the local agency, the local agency to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function, as specified. (HSC Section 19837)
- 6) Defines “excessive delay” to mean the enforcement agency of a local agency has taken either of the following:
 - a) More than 50 days after submittal of 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. For a discretionary building permit, the time period specified in this paragraph shall commence after certification of the environmental impact report, adoption of a negative declaration, or a determination by the local agency that the project

is exempt from Division 13 (commencing with Section 21000) of the Public Resources Code.

- b) Including the days actually taken in (A), more than 60 days to complete the checking of the resubmitted corrected plans and specifications suitable for checking after the enforcement agency had returned the plans and specifications to the applicant for correction. (HSC Section 19837)

7) Defines “local agency” to mean a city, county, or city and county. (HSC Section 19837)

FISCAL EFFECT: This bill is keyed fiscal and contains a state-mandated local program.

COMMENTS:

- 1) **Author’s Statement.** According to the author, “It is essential that we reduce cost burdens on our small, local businesses, especially at a time when costs continue to rise for consumers and businesses alike. AB 2418 aims to mimic existing streamlined housing permitting processes and cut through red tape by establishing common-sense deadlines for plan checks and inspections. Small businesses, especially in historic, ethnic enclaves, in my district like Chinatown, Koreatown, Historic Filipinotown, Boyle Heights, and Pico-Union are his hardest by delays to improve or set up their businesses the most and by making the permitting process more efficient and cheaper, they will be able to stay open and thrive.”
- 2) **Bill Summary.** This bill contains three components related to nonresidential building permits: plan checking, fees, and inspections.

Plan checks

This bill revises and recasts existing laws governing private plan checking for nonresidential building permits. It requires local agencies, upon an application for a nonresidential building permit being deemed complete, to provide the applicant with an estimated timeframe within which the agency will determine if the completed application complies with permit standards. If this estimated timeframe would result in an “excessive delay,” or if there is an “excessive delay” by the agency in determining compliance, the local agency must contract with or employ a private entity to perform the plan-checking function. “Excessive delay” means that the enforcement agency has taken, or estimated they will take, either of the following:

- a) More than 30 days after an application for a nonresidential building permit has been deemed complete to check the applicant’s set of plans and specifications that are suitable for checking.
- b) Including the days the local agency takes to check plans and specifications the first time, more than 60 days to check any resubmitted corrected plans and specifications.

An applicant may retain a private professional provider to perform the plan-checking function if the local agency determines there are no available or qualified entities for the agency to employ or contract with to perform the plan-checking function. If an applicant elects to do this, it must do so at its own expense. The applicant also must notify the agency

of its intent to do so within five business days after the estimated time has been provided or the time frame noted above has elapsed.

If a private professional provider performs the plan-check, all of the following shall apply:

- a) The private professional provider must prepare an affidavit under penalty of perjury stating that the plans and specifications do or do not comply with permitting requirements and that the provider performed the plan-checking function.
- b) The applicant must submit a report of the plan-checking function to the city or county containing the affidavit, specified information about the plans and specifications, and additional information required by the city or county.
- c) Within 10 business days, the city or county must consider the report and either issue the building permit or notify the applicant of any noncompliance and requirements to comply. If the city or county does neither of these things and the affidavit states that the plans and specifications comply, the plans and specifications are deemed compliant and the building permit is deemed approved.
- d) The applicant must indemnify the local agency from any property damage or personal injury arising from construction in accordance with plans checked by a private professional provider, and a public entity or employee is not liable for an injury caused by their acts or omissions relating to the issuance or denial of any nonresidential building permit.

An applicant may submit corrected plans and specifications if notified of noncompliance, and these plans and specifications are subject to the same timelines as a new application. A city or county may provide a self-certification program that is different from the terms of this bill provided that the program does not conflict with the requirements of this bill.

This portion of the bill does not apply to health facilities, public buildings, or buildings of any type of construction or occupancy that have floors used for human occupancy located more than 40 feet above the lowest floor having building access. This portion of the bill also contains a sunset date of January 1, 2037.

Fees

This bill requires a county or city that prescribes fees for nonresidential building permits to prepare a schedule of these fees and post the schedule on the its website. This bill specifies that these fees shall not be levied for general revenue purposes. It also requires these fees to be imposed according to existing law that outlines the procedural requirements, such as public meetings and voter approval, that apply to more than a dozen specified fees.

Inspections

This bill requires a local building department to conduct an inspection of permitted work for specified new nonresidential buildings or structures within 10 business days of receiving a notice of completion of the permitted work authorized by a building permit issued for those projects.

This provision applies to the following occupancy groups:

- a) Group A-1. This includes assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to: motion picture and television production studio sound stages, approved production facilities and production locations (with live audiences); motion picture theaters; symphony and concert halls; television and radio studios admitting an audience; and, theaters.
- b) Group A-2. This includes assembly uses intended for food and/or drink consumption including, but not limited to: banquet halls; casinos (gaming areas); nightclubs; restaurants, cafeterias and similar dining facilities (including associated commercial kitchens); and taverns and bars.
- c) Group A-3. This includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: amusement arcades; art galleries; bowling alleys; community halls; courtrooms; dance halls (not including food or drink consumption); exhibition halls; funeral parlors; greenhouses for the conservation and exhibition of plants that provide public access; gymnasiums (without spectator seating); indoor swimming pools (without spectator seating); indoor tennis courts (without spectator seating); lecture halls; libraries; museums; places of religious worship; pool and billiard parlors; and, waiting areas in transportation terminals.
- d) Group A-4. This includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to: arenas; skating rinks; swimming pools; and, tennis courts.
- e) Group A-5. This includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to: amusement park structures; bleachers; grandstands; and stadiums.
- f) Group B. This includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies include, but are not be limited to, the following: airport traffic control towers; ambulatory care facilities serving six or fewer patients; animal hospitals, kennels and pounds; banks, barber and beauty shops; car wash; civic administration; clinic, outpatient; dry cleaning and laundries pick-up and delivery stations and self-service; educational occupancies for students above the 12th grade; electronic data processing; food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet in area; laboratories for testing, research and instruction; motor vehicle showrooms; post offices; print shops; professional services (architects, attorneys, dentists, physicians, engineers, etc.); radio and television stations; telephone exchanges; and, training and skill development not in a school or academic program including, but not limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served and where not classified as a Group A occupancy.

- g) Group E. This includes, among others, the use of a building or structure, or a portion thereof, for more than six persons at any one time for educational purposes through the 12th grade. Group E Child-Care Facilities includes buildings and structures or portions thereof occupied by more than six children 36 months of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.
- h) Group F-1. Group F generally includes the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy. Group F-1 includes factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard. Group F-1 is classified as F-1 Moderate Hazard and includes, but is not be limited to, the following: aircraft (manufacturing, not to include repair); appliances; athletic equipment; automobiles and other motor vehicles; bakeries; beverages with over 16-percent alcohol content; bicycles; boats; brooms or brushes; business machines; cameras and photo equipment; canvas or similar fabric; carpets and rugs (includes cleaning); clothing; construction and agricultural machinery; disinfectants; dry cleaning and dyeing; electric generation plants; electronics; energy storage systems (ESS) in dedicated use buildings; engines (including rebuilding); food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet in area; furniture; hemp products; jute products; laundries; leather products; machinery; metals; millwork (sash and door); motion picture and television production studio sound stages, approved production facilities and production locations (without live audiences); motion pictures and television filming (without spectators); musical instruments; optical goods; paper mills or products; photographic film; plastic products; printing or publishing; recreational vehicles; refuse incineration; shoes; soaps and detergents; textiles; tobacco; trailers; upholstering; water/sewer treatment facilities; wood distillation; and woodworking (cabinet).
- i) Group F-2. Group F generally includes the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy. Group F-2 includes factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard including, but not be limited to, the following: beverages up to and including 16-percent alcohol content; brick and masonry; ceramic products; foundries; glass product; gypsum; ice; and, metal products (fabrication and assembly).
- j) Group M. This includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and where the public has access. Mercantile occupancies include, but are not limited to, the following: department stores; drug stores; markets; greenhouses for display and sale of plants that provide public access; motor fuel-dispensing facilities; retail or wholesale stores; and, sales rooms.
- k) Group S-1. Group S generally includes the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy. Group S-1 includes buildings occupied for storage uses that are not classified as Group S-2, including, but not

limited to, storage of the following; aerosol products, Levels 2 and 3; aircraft hangar (storage and repair); bags: cloth, burlap and paper; bamboos and rattan; baskets; belting (canvas and leather); beverages over 16-percent alcohol content; books and paper in rolls or packs; boots and shoes; buttons, including cloth covered, pearl or bone; cardboard and cardboard boxes, clothing, woolen wearing apparel; cordage; dry boat storage (indoor); furniture; furs; glues, mucilage, pastes and size; grains; horns and combs, other than celluloid; leather; linoleum; lumber; motor vehicle repair garages complying with specified maximum allowable quantities of hazardous materials; photo engravings; resilient flooring; self-service storage facility (mini-storage); silks; soaps; sugar; tires, bulk storage of; tobacco, cigars, cigarettes and snuff; upholstery and mattresses; and, wax candles.

- l) Group S-2. Group S generally includes the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy. Group S-2 includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses include, but are not limited to, storage of the following: asbestos; beverages up to and including 16-percent alcohol; cement in bags; chalk and crayons; dairy products in nonwaxed coated paper containers; dry cell batteries; electrical coils; electrical motors; empty cans; food products; foods in noncombustible containers; fresh fruits and vegetables in nonplastic trays or containers; frozen foods; glass; glass bottles, empty or filled with noncombustible liquids; gypsum board; inert pigments; ivory; meats; metal cabinets; metal desks with plastic tops and trim; metal parts; metals; mirrors; oil-filled and other types of distribution transformers; public parking garages, open or enclosed; porcelain and pottery; stoves; talc and soapstones; and, washers and dryers.
- m) Group U. This includes buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy that are constructed, equipped and maintained to conform to the requirements of the California Building Code commensurate with the fire and life hazard incidental to their occupancy. Group U includes, but is not limited to, the following: agricultural buildings; aircraft hangars, accessory to a one- or two-family residence; barns; carports; communication equipment structures with a gross floor area of less than 1,500 square feet; fences more than 7 feet in height; grain silos, accessory to a residential occupancy; livestock shelters; private garages; retaining walls; sheds; stables; tanks; and, towers.

This bill defines “nonresidential building permit” to mean a building permit for either of the following:

- a) A new nonresidential construction of a building with no floors used for human occupancy located more than 40 feet above ground level.
- b) A nonresidential addition to, remodeling of, or tenant improvement to a nonresidential building, other than a hotel or motel, which is one to three stories, inclusive, in height, with no floors used for human occupancy located more than 40 feet above ground level.

This bill is sponsored by the California Business Properties Association, NAIOP So-Cal, and the Building Owners and Managers Association of Greater Los Angeles.

- 3) **Police Power.** The California Constitution allows cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.” It is from this fundamental power (commonly called the police power) that cities and counties derive their authority to regulate behavior to preserve the health, safety, and welfare of the public—including land use authority.
- 4) **Building Codes.** The California Building Standards Code (Title 24 of the California Code of Regulations) contains building standards and regulations as adopted by the CBSC. 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 CBSC updates the Building Standards Code on a three-year cycle—the CBSC 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. Improvements to existing buildings must comply with the current building codes, and may trigger additional code upgrades for other parts of the building.
- 5) **Building Permit Approvals.** A builder may need a range of administrative permits from the local agency 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.

- 6) **The Permit Streamlining Act (PSA).** The PSA requires public agencies to act fairly and promptly on applications for development proposals. Under the PSA, public agencies have 30 days to determine whether applications for development projects are complete and request additional information; failure to act results in an application being “deemed complete.” The PSA applies to the discretionary approval phase of a development review process; this is the phase where the agency, in its discretion, decides whether it approves of the concept outlined in the development proposal. Because the local agency is exercising discretion, these approval decisions are subject to CEQA. Discretionary permits often apply to new developments, significant renovation, or changes in use that may impact the community. Tenant improvements may or may not require discretionary permits.

- 7) **Post-entitlement Permits.** A development proposal that does not require any discretionary approvals, or has been approved and entitled by a local agency, is still required to obtain approval for a range of post-entitlement permits, including building, health, and safety permits. This stage of the review process is often ministerial, as these post-entitlement permits are typically objective in nature.

In order to expedite this stage of the development approval process for housing developments, AB 2234 (Robert Rivas), Chapter 651, Statutes of 2022, established parameters for a local agency's review of non-discretionary post-entitlement phase permits, including requiring a local agency to determine whether an application for a post-entitlement building permit is complete within 15 days of the agency receiving the application. Post-entitlement building permits must be approved by local agencies within 30 days for small housing development projects and 60 days for large housing development projects.

AB 1114 (Haney), Chapter 753, Statutes of 2023, expanded the post-entitlement permits subject to the expedited review process and timelines established by AB 2234 to include all building permits and other permits issued under the California Building Standards Code, or any applicable local building code for the construction, demolition, or alteration of buildings, whether discretionary or nondiscretionary.

AB 301 (Schiavo and Rivas), Chapter 488, Statutes of 2025, extended these post-entitlement phase permitting provisions to state agencies.

- 8) **Excessive Delays for Plan Checks.** Existing law requires a local agency to contract with or employ a private entity or persons on a temporary basis to perform plan-checking functions upon the request of an applicant when there is an "excessive delay" in checking the applicant's plans and specifications. Plan-checking includes items such as compliance with building, health, and safety codes.

For a nonresidential permit for the remodeling or tenant improvements of a building, "excessive delay" generally means the building department of the local agency has taken more than 50 days after receiving a complete application to check the applicant's plans and specifications. "Excessive delay" can also be claimed if the agency takes more than 60 days to check the initial application and check resubmitted corrected plans and specifications after the agency returned the plans to the applicant for correction.

- 9) **Recent Legislation.** AB 253 AB 253 (Ward), Chapter 487, Statutes of 2025, allowed, until January 1, 2036, an applicant for specified residential building permits to contract with or employ a private professional provider to check plans and specifications if the county or city estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.

AB 1308 (Hoover), Chapter 509, Statutes of 2025, required the building department of every city or county to conduct an inspection of permitted work within 10 business days of receiving notice of the completion of permitted work authorized by a building permit issued for specified housing projects.

- 10) **Related Legislation.** AB 1693 (Zbur) requires a local building department to allow a qualified professional certifier to certify compliance with applicable building, health, and

safety codes for a tenant improvement relating to a retailer. AB 1693 is pending in this committee.

AB 1621 (Wilson) makes several changes to law governing the approval and issuance of post entitlement phase permits by state and local agencies for housing development projects. AB 1621 is pending in the Appropriations Committee.

- 11) **Previous Legislation.** AB 253 (Ward), Chapter 487, Statutes of 2025, allowed, until January 1, 2036, an applicant for specified residential building permits to contract with or employ a private professional provider to check plans and specifications if the county or city estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.

AB 301 AB 301 (Schiavo), Chapter 488, Statutes of 2025, established specific timeframes for state departments to review and approve any required permits and approvals in the post-entitlement phase for housing development projects.

AB 660 (Wilson) would have various changes to the time limits and procedures for local agency review and approval of post-entitlement permits. AB 660 was held in the Senate Appropriations Committee.

AB 671 (Wicks), Chapter 470, Statutes of 2025, required a local building department or permitting department to allow a qualified professional certifier to certify compliance with applicable building, health, and safety codes for a tenant improvement relating to a restaurant.

AB 1007 (Blanca Rubio), Chapter 502, Statutes of 2025, expedited timelines for approval or disapproval by a public agency acting as the "responsible agency" for residential and mixed-use development projects.

AB 1308 (Hoover), Chapter 509, Statutes of 2025, required the building department of every city or county to conduct an inspection of permitted work within 10 business days of receiving notice of the completion of permitted work authorized by a building permit issued for specified housing projects

AB 2433 (Quirk-Silva) of 2024 would have required a local agency to complete plan checking services for a building permit within 30 business days of a request from an applicant or employ a private professional to perform plan checking services. AB 2433 was held in the Senate Local Government Committee.

AB 281 (Grayson and Robert Rivas), Chapter 735, Statutes of 2023, required special districts to comply with specified timeframes, similar to those for cities and counties, when reviewing and approving post-entitlement phase permit applications from housing developers.

AB 1114 (Haney), Chapter 753, Statutes of 2023, expanded the scope of post-entitlement phase permits subject to mandated processing timelines and other requirements to include discretionary permits.

AB 2234 (Robert Rivas), Chapter 651, Statutes of 2022, required local agencies to process non-discretionary permits within 30 days for small housing development projects and 60 days for large housing development projects.

- 12) **Arguments in Support.** The California Business Properties Association, NAIOP So-Cal, and the Building Owners and Managers Association of Greater Los Angeles, sponsors of this bill, write, “AB 2418 builds on reforms enacted last year under AB 253 (Ward, 2025) and AB 1308 (Hoover, 2025) and extends similar efficiencies to nonresidential projects.

“Local jurisdictions continue to face plan-checking delays due to staffing shortages and inconsistent workloads. These delays impact tenant improvements, new construction, and expansions. Even routine interior buildouts can take months, delaying openings and increasing costs. While residential timelines have improved, nonresidential projects still face unpredictable review processes.

“AB 2418 sets clear timelines for plan review and requires agencies to provide estimated review periods. If those timelines are exceeded, applicants may request a qualified third-party plan checker at their own expense. Third-party reviewers must meet jurisdiction standards, and local agencies retain full oversight and final authority.

“This is a targeted fix that improves predictability while maintaining local control.”

- 13) **Arguments in Opposition.** None on file.

- 14) **Double-Referral.** This bill is double-referred to the Judiciary Committee.

REGISTERED SUPPORT / OPPOSITION:

Support

California Business Properties Association [CO-SPONSOR]
 Naiop SoCal [CO-SPONSOR]
 Building Owners and Managers of Greater Los Angeles [CO-SPONSOR]
 American Council of Engineering Companies
 Associated General Contractors, California Chapters
 BOMA Greater Los Angeles
 Building Owners and Managers Association of California
 Calasian Chamber of Commerce
 California Apartment Association
 California Building Industry Association (CBIA)
 California Business Roundtable
 California Hispanic Chambers of Commerce (CHCC)
 California Manufacturers & Technology Association
 California Manufacturers and Technology Association
 California Restaurant Association
 California Retailers Association
 California Self Storage Association
 Central City Association of Los Angeles
 Inland Empire Economic Partnership (IEEP)

Los Angeles Area Chamber of Commerce
Los Angeles County Business Federation (BIZ-FED)
Naiop California
National Federation of Independent Business (NFIB)
Orange County Business Council
San Diego Regional Chamber of Commerce
Southern California Leadership Council
Supply Chain Federation
United Chamber Advocacy Network Ucan

Opposition

None on file.

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