

ASSEMBLY THIRD READING
AB 2418 (Mark González)
As Introduced February 20, 2026
Majority vote

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.

Major Provisions

- 1) Applies to nonresidential development projects (qualified projects) that are either new construction or nonresidential additions to, or remodels of, an existing nonresidential building having no floors used for human occupancy more than 40 feet above ground level.
- 2) Requires a local building department, upon an application for a nonresidential post-entitlement building permit being deemed complete, to provide the applicant with an estimated timeframe for the department to review the building permit application.
- 3) Allows, if the estimated timeframe provided in item 2, above, exceeds 30 days (rather than 50 days), or 60 days for resubmitted corrected plans, and if a local agency determines no entities or persons are available or qualified to perform plan-checking services, the applicant to contract with or employ, at the applicant's expense, a private professional reviewer (private reviewer) to perform plan-checking services and ensure the plans and specifications comply with all applicable state and local building codes and requirements.
- 4) 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 the local agency provides the estimated time frame, or the timeframe in item 3, above, has lapsed.
- 5) Applies the following, if a private reviewer performs the plan-check functions:
 - a) The private reviewer must prepare an affidavit under penalty of perjury stating the provider performed the plan-checking services and whether the plans and specifications comply with all relevant state and local post-entitlement requirements.
 - b) An applicant must submit to the local building department a report of the plan-checking services and requires the local building department, within 10 days of receiving the report, to consider the report and either issue the building permit or notify the applicant, in writing, that the plans and specifications do not comply with all relevant state and local building requirements, as specified.

- c) If the local building department fails to comply with the 10-day time limit, the post-entitlement permit is deemed compliant with all requirements, and the permit is deemed approved.
- 6) Allows, if a local building department notifies an applicant that there are deficiencies with the plans and specifications, the applicant to either resubmit corrected plans and specifications to the building department or employ a private reviewer to check the corrected plans and specifications, subject to the timelines provided by this bill.
- 7) Requires the building department of a city or county that prescribes fees for a nonresidential building permit to prepare a schedule of these fees and post the schedule on the local government's website.
- 8) Grants a public entity immunity from liability 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 the bill's provisions, and requires the applicant to 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 under the bill's provisions.

COMMENTS

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.

To streamline housing construction, the Legislature enacted AB 253 (Ward), Chapter 487, Statutes of 2025, and AB 1308 (Hoover) Chapter 509, Statutes of 2025, which provided specific timelines for inspecting residential buildings and plans, a failure of which constituted a violation of the Housing Accountability Act.

Specifically, under AB 253, until January 1, 2036, an applicant for specified residential building projects may hire a private professional provider to check plans and specifications if the county or city estimates a timeframe that exceeds 30 days or does not complete this plan-checking function within 30 days. AB 1308 required local building departments to inspect 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.

This bill expands the framework of AB 253 and AB 1308 by adopting equivalent timelines and procedures for checking plans and approving building permits for nonresidential buildings and inspecting those buildings.

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 hit 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."

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."

Arguments in Opposition

None on file.

FISCAL COMMENTS

Negligible state costs. Local agencies may incur state-mandated costs to provide project applicants with estimated review times and to review reports received from private providers and issue or deny building permits within 10 days of receiving such a report. Because the cost to use a private provider will be borne by the applicant (not the local agency), local agency costs to provide timeline estimates and to review reports will be offset to the extent savings accrue from performing fewer plan-checking functions. Local costs resulting from this bill, if any, are not reimbursable by the state because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates.

VOTES**ASM LOCAL GOVERNMENT: 10-0-0**

YES: Carrillo, Ta, Johnson, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

ASM JUDICIARY: 12-0-0

YES: Kalra, Macedo, Bauer-Kahan, Bryan, Connolly, Dixon, Harabedian, Pacheco, Papan, Sanchez, Stefani, Zbur

ASM APPROPRIATIONS: 15-0-0

YES: Wicks, Hoover, Bauer-Kahan, Calderon, Caloza, Ellis, Fong, Mark González, Krell, Pacheco, Pellerin, Sharp-Collins, Solache, Ta, Tangipa

UPDATED

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