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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Anna Caballero, Chair  
2025 - 2026 Regular Session

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### **AB 253 (Ward) - California Residential Private Permitting Review Act: residential building permits**

**Version:** July 17, 2025

**Policy Vote:** L. GOV. 6 - 0, HOUSING 10  
- 0

**Urgency:** Yes

**Mandate:** Yes

**Hearing Date:** August 29, 2025

**Consultant:** Mark McKenzie

**Bill Summary:** AB 253, an urgency measure, would authorize an applicant for a small-scale residential building permit to retain a “private professional provider” under certain circumstances to perform plan-checking functions to determine compliance with state housing laws and local ordinances, as specified. The bill would require cities and counties to include information in their annual progress reports (APRs) regarding the number of residential permits reviewed by the local agency and private providers, respectively.

### **\*\*\*\*\* ANALYSIS ADDENDUM – SUSPENSE FILE \*\*\*\*\***

**The following information is revised to reflect amendments  
adopted by the committee on August 29, 2025**

#### **Fiscal Impact:**

- The Department of Housing and Community Development (HCD) indicates that this bill would impose ongoing workload to collect, validate, and store reported data on building permits reviewed by local agency staff and private professional providers, respectively, and provide technical assistance to local agencies, as well as one-time costs to update the housing element APR form and to update IT systems. HCD estimates that costs associated with this bill would be absorbable, assuming resources are approved for other APR-related bills that are pending in the Legislature. Staff estimates that ongoing workload directly attributable to this bill could exceed \$50,000 in staff time, and first-year costs could be in the range of \$150,000 to \$200,000 if no other APR bills are enacted and HCD would still be responsible for one-time fixed costs to update forms and IT systems, and to provide ongoing data collection and technical assistance services. (General Fund)
- Local agencies would incur state-mandated costs to post residential building permit fee schedules on their websites, and for local building departments to provide estimated permit application review timeframes, review reports of the plan-checking function provided by applicants using private professional providers, issue or deny building permits within 10 business days, and include information on their APRs regarding the number of residential permits reviewed by the local agency and private providers, respectively. Some local costs could be offset by savings from performing fewer plan-checking functions to the extent those functions are performed by private professional providers. Any local costs would not be state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative costs associated with new planning mandates. (local funds)

**Author Amendments:**

- Require cities and counties to also include information on their APRs regarding the number of full-time equivalent staff members directly involved in the processing of residential building permits, delineated by those who perform plan review and final permit approval and issuance functions, as specified.
- Add co-authors.
- Sunset the provisions of the bill on January 1, 2036.

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