

Date of Hearing: June 24, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

SB 222 (Wiener) – As Amended June 15, 2026

SENATE VOTE: 29-8

SUBJECT: Residential heat pump water heater or heat pump HVAC systems

SUMMARY: Establishes requirements for cities and counties related to the installation of residential heat pump water heater or heat pump heating, ventilation, and air-conditioning (HVAC) system (residential heat pump systems). Makes void and unenforceable any covenants, conditions, or restrictions (CC&Rs) of a common interest development (CID) and any provision of the governing documents of a homeowners' association (HOA) that prohibits or restricts the installation or use of residential heat pump systems within the CID. Specifically, **this bill:**

1) Includes the following definitions:

- a) "Residential heat pump water heater or heat pump HVAC system" means a single heat pump water heater or heat pump HVAC system that serves one residential dwelling unit.
- b) "Swapout" means a residential heat pump water heater or residential heat pump HVAC system installation where a new heat pump water or HVAC air handler or outdoor coil is being installed in the same location on a property as the prior water heater or air handler and condenser that it is replacing. "Swapout" does not include either of the following:
 - i. An installation that requires modification, replacement, or installation of more than 25 linear feet of ductwork.
 - ii. An installation that replaces a package unit with a split system or a split system with a package unit.

Provisions related to CIDs and HOAs:

- 2) Makes void and unenforceable any provision of the governing documents, architectural guidelines, or policies of a CID if the provision prevents the replacement of a fuel-gas burning appliance with an electric appliance.
- 3) Makes void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, other instrument affecting the transfer or sale of, or any interest in, real property, and any provision of a governing document, of a CID that effectively prohibits or restricts the installation or use of a residential heat pump water heater or heat pump HVAC system.
 - a) Provides that an HOA shall not prohibit or restrict a member from installing, upgrading, replacing, or using a residential heat pump system in the member's separate interest. Prohibits an HOA from doing any of the following:

- i. Charge a fee to any member in connection with the installation, upgrade, replacement, or use of a residential heat pump system;
 - ii. Require a member to use a specific residential heat pump system contractor or product;
 - iii. Claim to receive any rebate, credit, or commission in connection with a member's installation, upgrade, replacement, or use of a residential heat pump system; and
 - iv. Require a member to remove a residential heat pump system or prevent the replacement or upgrade of an existing residential heat pump system.
- b) Specifies a) above shall not apply if the HOA establishes either of the following:
- i. The installation, upgrade, replacement, or use of the residential heat pump system would violate federal, state, or local law; or
 - ii. A permit from a designated permitting authority is required for the installation, upgrade, replacement, or use of the residential heat pump system, and that permit is not granted.
- c) Provides that nothing in 2) and 3) above shall be construed to limit or restrict the ability of an HOA to require a member whose installation, upgrade, replacement, or use of a residential heat pump system affects the common area or an exclusive use common area to be responsible for the repair of any damage to the common area or an exclusive use common area, or to another member's separate interest, that is caused by the installation, operation, maintenance, or removal of that residential heat pump system.

Provisions related to inspections:

- 4) Beginning July 1, 2027, requires a city, county, or city and county (cities and counties) to offer asynchronous inspections for installations of residential heat pump water heaters and heat pump HVAC systems that do not require a licensed contractor and building inspector to be simultaneously present during the inspection of an installation of a residential heat pump water heater or heat pump HVAC system.
- 5) Authorizes a building inspector to contact the licensed contractor who performed the installation by telephone call or real-time video conferencing during their inspection.
- 6) Provides that a building inspector may require the licensed contractor who performed the installation to schedule an additional inspection in which the building inspector and the licensed contractor who performed the installation must be simultaneously present during the additional inspection if, during the asynchronous inspection, the building inspector determines that there is an issue with an installation and that the licensed contractor who performed the installation must be present to perform tests or cure the installation.
 - a) Specifies that, if a building inspector determines during an asynchronous inspection that a contractor must be onsite in order to allow the building inspector into a place

that needs to be inspected, the building inspector may require the licensed contractor who performed the installation to schedule an additional inspection in which the building inspector and the licensed contractor who performed the installation are both required to be simultaneously present during the additional inspection, if deemed necessary by the building inspector.

- 7) Provides that nothing in this section shall be construed to require a city or county to discontinue offering inspection options for the installation of residential heat pump water heater or heat pump HVAC system where a building inspector and licensed contractor, who performed the installation, are simultaneously present.

Provisions related to permitting:

- 8) Specifies cities and counties may require up to one nondiscretionary permit per installation of a residential heat pump system in which the city or county administratively approves an application to install the residential heat pump system.
- 9) Provides that a city or county is not prohibited from issuing separate permits for a panel replacement or structural work conducted as part of the residential heat pump installation.
- 10) Provides that, notwithstanding 8) above, a city or county may require more than one nondiscretionary permit requested by a licensed contractor per installation if the building official makes written findings based upon substantial evidence that the proposed installation would have a specific, adverse impact on public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Provisions related to standards:

- 11) Limits the planning or zoning or workforce labor standards that a city or county may apply, in addition to any state-level requirements, on the installation of a residential heat pump system to the following:
 - a) Additional standards for setbacks for installations not to exceed 3 feet in side yards and backyards or 10 feet in front yards;
 - i. If the city or county requires the submission of site plans for applications for permits for installations of residential heat pump systems, the city or county shall require only site plan information directly relevant to the installation or to determining setback compliance. Site plans shall not be required for applications for permits for a swapout.
 - b) Additional standards that conform to local laws, including reach codes, designed to encourage the adoption of zero-emission equipment or improvement of building efficiency.
 - c) Additional planning or zoning standards related to the installation of a residential heat pump system if the city or county adopts an ordinance that includes substantial evidence that the standard is designed to mitigate the specific, adverse impact on the public health or safety at the lowest cost possible.

- d) Additional standards that regulate noise in a residential setting for inverter-based heat pump technologies, not to be less than 15 decibels higher than any statutory maximum regulating decibel limits for non-inverter-based technologies.
 - e) Any additional workforce labor standards. Specifies “workforce labor standards” includes, but are not limited to, the payment of prevailing wages and the employment of apprentices from apprenticeship programs approved by the Division of Apprenticeship Standards.
- 12) Prohibits a city or county from requiring a permit or inspection for plug-in ready window air conditioner or window heat pump HVAC systems, provided that all of the following requirements are met:
- a) The appliance has a voltage rating of 120 volts or less;
 - b) The appliance is a self-contained unit;
 - c) The installation of the appliance does not require the installation of a dedicated circuit for the appliance;
 - d) The installation of the appliance does not require an upgrade to the electrical panel to accommodate the additional load of the appliance; and
 - e) The installation of the appliance does not require the installation of drainage or structural modifications.

Provisions related to automated, online permit processing:

- 13) Requires a city or county to implement an online automated permitting process that issues permits in real time to a licensed contractor for the installation of a residential heat pump system, on or before July 1, 2028, that meets all of the following:
- a) The installation of the residential heat pump system does not require installation of a new electrical panel or structural work;
 - b) The installation is a swapout; and
 - c) The licensed contractor certifies under penalty of perjury that they have performed a load calculation to properly size the new residential heat pump HVAC equipment as specified.
- 14) Provides that the methods that a city or county may use to comply with the requirements in 13) above may include, but are not limited to, an automated platform that can issue permits in real time or using an online form-based system that can instantly issue permits upon completion of the online form.
- 15) Provides that, if the city or county requires a CF1R form at the time of the permit application, the city or county shall not otherwise require information duplicative to and supplied on the CF1R form provided by the applicant, except for the applicant’s name and the residential address of the project.

16) Provides that all liabilities and immunities applicable to cities, counties, and city and counties shall apply to any permits issued through an online, automated permitting platform and any inspections conducted in connection with those permits.

Provisions related to public posting and electronic submissions:

17) Requires a city or county to publish and make publicly available a list of the requirements adopted pursuant to 11) and 12) above, any required permitting documentation, and a list of all relevant fees or fee amounts that may be imposed by the city or county on a residential heat pump system, including, but not limited to, permit fees and inspection fees, on their internet website.

18) Requires a city or county to allow an applicant to submit a permit application and associated documentation electronically, and allow the applicant to submit an electronic signature on all forms, applications, and other documentation instead of a wet signature by an applicant.

Provisions related to permit fees:

19) Prohibits a city or county from charging a permit fee for a residential heat pump system that exceeds the reasonable cost of providing the service for which the fee is charged, subject to the following limitations:

- a) The permit fee for a residential heat pump water heater system shall not exceed \$150.
- b) The permit fee for a residential heat pump HVAC system shall not exceed \$200.

20) Provides that the limitations in 19) above shall not be construed to apply to technology fees charged by third-party vendors for services adopted by jurisdictions to process compliance checks and issue permits.

21) Authorizes a city or county to charge a permit fee for the installation of a residential heat pump system that exceeds the fee limits in 19) above if the city or county, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit.

22) Provides that a permit fee authorized in 21) shall be subject to all of the following requirements:

- a) The fee shall correspond to the typical reasonable cost demonstrated by the city or county for the equipment type;
- b) The fee shall be set at a regular fixed amount per appliance type; and
- c) The fee shall be listed publicly.

23) Prohibits a city or county from applying additional charges above the publicly listed fee.

Small population exemption

24) Exempts cities with a population of fewer than 5,000 persons and counties with a population of fewer than 150,000 persons, including each city within that county, from the online

automated permit issuance provisions in 13) above, the public posting and electronic submission provisions in 17) and 18) above, and the permit fee cap provisions in 19) above.

Provision related to the California Energy Commission (CEC):

25) Requires a city or county to self-certify to the CEC its compliance with any applicable provisions in 4) through 23) above if a city or county applies to receive any funding from the CEC.

EXISTING LAW:

- 1) Establishes the Davis-Stirling Common Interest Development Act which governs the creation and operation of CIDs, including HOAs. (Civil Code 4000 *et seq.*)
- 2) Declares it is the established policy of the state that all dwelling units be able to attain and maintain a safe maximum indoor temperature, as specified, and provided that it does not expand any obligation of the state to provide a safe maximum indoor temperature or require the expenditure of additional state resources to develop infrastructure beyond the obligations that exist under existing program requirements. (Health and Safety Code 17914)
- 3) Establishes the CEC's authority to adopt cost-effective building and appliance standards to promote the conservation of energy and water. (Public Resources Code 25402)

FISCAL EFFECT: Unknown.

COMMENTS:

Author's statement: According to the author, "Californians need relief from sky-high energy costs and the extreme temperature changes driven by climate change, and heat pumps are an essential solution to both problems. Unfortunately the permitting process for heat pumps is deeply broken, making homeowners suffer long waits, high fees, and needless hoops just to install a heat pump. SB 222, The Heat Pump Access Act, will create a standardized permitting process across the state that is faster, simpler, and cheaper for homeowners and contractors. Making these dual-use, zero-pollution air filtration and HVAC systems more accessible will help Californians build climate resilience and speed the recovery of communities impacted from climate disasters, such as Los Angeles. Updating the permitting process is also an essential step to help the state meet its goals of installing 6 million heat pumps by 2030, and achieving carbon neutrality by 2045."

Climate action in California: Climate change continues to pose significant risks to California, including more extreme heat events, larger wildfires, prolonged droughts, flooding, and other climate-related impacts. Over the last twenty years, California has taken significant steps to mitigate the impacts of severe climate events. The California Global Warming Solutions Act of 2006 was passed as AB 32 (Núñez), Chapter 488, Statutes 2006 and established California's core climate framework by requiring the state to reduce greenhouse gas emissions to 1990 levels by 2020, and an additional 80% reduction below 1990 levels by 2050. Later, SB 32 (Pavley), Chapter 249, Statutes of 2016, strengthened the framework by setting a new target of reducing emissions to 40% below 1990 levels by 2030. More recently, AB 1279 (Muratsuchi), Chapter 337, Statutes of 2022, added a long-term goal of requiring the state to achieve carbon neutrality

by 2045 and maintain net negative emissions, extending the state's climate policy beyond fixed percentage reductions toward a net-zero emissions framework.

Building decarbonization: According to the CEC, residential and commercial buildings produce 25% of the state's greenhouse gas emissions.¹ Direct emissions from the combustion of fossil fuels in buildings, primarily for space and water heating, account for 10% of all emissions of greenhouse gases in California. As a significant source of greenhouse gas emissions, residential and commercial buildings serve vital roles in allowing the state to meet its emissions reduction and carbon neutrality targets. The Legislature approved and former Governor Brown enacted AB 3232 (Friedman), Chapter 373, Statutes of 2018, which required the CEC to prepare the California Building Decarbonization Assessment. This assessment evaluated the potential to reduce greenhouse gas emissions by the state's residential and commercial building stock by at least 40% below 1990 levels by 2030 and identified strategies to achieve those reductions. In partnership with the California Public Utilities Commission and the California Air Resources Board (CARB), the assessment included among other provisions, the cost-effectiveness of strategies to reduce greenhouse gas emissions from space heating and water heating in both new and existing residential and commercial buildings. The assessment was published in August 2021, and identified seven strategies to decarbonize a building, including fostering energy efficiency through incentive programs, appliance standards, building standards, research, and financing. The assessment identified widespread electrification of space conditioning and water heating as a key strategy for reducing greenhouse gas emissions in residential and commercial buildings.

In a July 2022 letter to CARB, Governor Newsom identified several goals and actions to cut emissions in every sector to achieve both the 2030 climate goals and 2045 carbon neutrality target. Among other actions, Governor Newsom established a goal of 3 million climate-ready and climate-friendly homes by 2030 and 7 million homes by 2035, including the deployment of 6 million heat pumps statewide by 2030. According to the California Heat Pump Partnership, a public-private collective of state officials, heat pump manufacturers, retailers, distributors, utilities, and other stakeholders, an estimated 2.3 million heat pumps have been deployed throughout California as of January 2026.²

CEC's Title 24 Building Code Authority: Existing law establishes the CEC's authority to adopt cost-effective building and appliance standards to promote the conservation of energy and water. Title 20 of the California Code of Regulations includes the CEC's appliance standards and Title 24 includes the CEC's Building Energy Efficiency Standards. California's 2025 Building Energy Efficiency Standards, or Energy Code, was updated for newly constructed, renovated buildings, and certain other existing buildings to encourage heat pump installations.

Residential heat pump systems: Heat pumps systems that are used to heat water and regulate the temperature in residential spaces utilize the same technology. Unlike gas appliances that generate heat directly, heat pump equipment uses electricity to move heat from one place to another. Heat pumps can transfer heat from inside a home to the outside during the warmer months and can transfer heat into the home during the cooler months. Heat pumps are considered one of the most energy-efficient methods for heating and cooling a home and can play a critical role in achieving

¹ https://www.energy.ca.gov/sites/default/files/2021-08/AB3232_Building_Decarbonization_Assessment_Factsheet_ADA.pdf

² <https://heatpumppartnership.org/>

multiple priorities of the state. The deployment of heat pump systems can both significantly reduce greenhouse gas emissions and offer a pathway to safer indoor temperatures as the state experiences more dangerous heat events.

CIDs: There are over 50,000 CIDs in the state, ranging in size from three to 27,000 units, with the average CID having 286 residents. CIDs make up roughly 4.7 million housing units, and 36% of Californians (over 14 million Californians) live in a CID. These rates are even higher for homeowners, with approximately 65% of homeowners living in a CID. CIDs include condominiums, community apartment projects, housing cooperatives, and planned unit developments. They are characterized by a separate ownership of dwelling space coupled with an undivided interest in a common property, restricted by covenants and conditions that limit the use of common area, and the separate ownership interests and the management of common property and enforcement of restrictions by an HOA. CIDs are governed by the Davis-Stirling Common Interest Development Act (the Act) as well as the governing documents of the association, including bylaws, declaration, and operating rules.

Davis-Stirling Common Interest Development Act: The Act went into effect in 1986 and is the primary body of law governing CIDs in California. The Act provides the legal framework for the creation and management of HOAs, including rules related to governance, assessments, dispute resolution, maintenance responsibilities, and member rights. The Act aims to balance the authority of HOAs with the rights of individual property owners, ensuring that communities are managed efficiently and fairly.

Over time, the Act has been amended to address the evolving needs of CIDs and to increase transparency, accountability, and consumer protection. Key provisions include requirements for open meetings, financial disclosures, election procedures, and architectural review processes. The Act also provides mechanisms for resolving disputes, including internal dispute resolution and alternative dispute resolution, before certain legal actions can proceed. As CIDs continue to represent a significant portion of California's housing stock, the Act plays a critical role in shaping the living environment and governance of millions of residents across the state.

This bill: This bill establishes several requirements of, and places a number of limitations on, local governments and CIDs to increase the number of residential heat pump systems installations statewide. Certain provisions of this bill are modeled after other permit streamlining legislation, including residential solar system installations and electric vehicle charging station installations. Other provisions are modeled after certain local jurisdictions' existing permitting programs for similar installation projects.

Asynchronous inspections: This bill requires a city or county to adopt and offer asynchronous inspections for installations of residential heat pump systems that do not require a licensed contractor and building inspector to be simultaneously present during the inspection of an installation. The building inspector may contact the licensed contractor by phone call or real-time video conferencing during their inspection. This bill allows the building inspector to require the licensed contractor to schedule an additional inspection in which both the building inspector and the contractor are simultaneously present during the additional inspection if the building inspector determines that there is an issue during the asynchronous inspection.

Permitting standards and procedures: This bill provides that, beginning January 1, 2028, a city or county may require up to one nondiscretionary permit installation of a residential heat pump system per installation in which the city or county administratively approves an application to

install the residential heat pump system. A city or county may still require separate permits for a panel replacement or structural work conducted as part of the residential heat pump system installation. A city or county may also require more than one nondiscretionary permit requested by a licensed contractor per installation if the building official makes written findings that the proposed installation would have a specific, adverse impact on public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact.

According to the author, heat pump installers say that a number of barriers at the local level are slowing installations of heat pump equipment, including local architectural requirements and wide variations in requirements across local jurisdictions. In an effort to standardize the requirements that may be applied across the state, this bill limits a city or county's application of planning or zoning or workforce labor standards on the installation of a residential heat pump system, that are in addition to any state-level requirements, to the following:

- Additional standards for setbacks for installations not to exceed 3 feet in side yards and backyards or 10 feet in front yards;
- Additional standards that conform to local laws, including reach codes, designed to encourage the adoption of zero-emission equipment or improvement of building efficiency;
- Additional planning or zoning standards relating to the installation of a residential heat pump system if the city or county adopts an ordinance that includes substantial evidence that the standard is designed to mitigate the specific, adverse impact of the public health or safety at the lowest cost possible;
- Additional standards to regulate noise in a residential setting for inverter-based heat pump technologies, not to be less than 15 decibels higher than any statutory maximum regulating decibel limits for non-inverter-based technologies; and,
- Any additional workforce labor standards (e.g., payment of prevailing wage, employment of apprentices from apprenticeship programs, etc.).

Online, automated permit issuance: Some local governments currently offer instant online permitting of certain installations of water heaters or HVAC systems, including the Cities of Belmont, Irvine, Lancaster, Modesto, Oakland, San Francisco, San Jose, Santa Clarita, and Vacaville. These jurisdictions use software platforms developed by private-third parties. This bill would similarly require cities and counties exceeding specified population thresholds to implement an online, automated permitting process that issues permits in real time to a licensed contractor for the installation of a residential heat pump system that meets specified criteria. One criterion requires the installation to be a swapout. This bill defines “swapout” to mean a residential heat pump system installation here a new heat pump water heater or HVAC air handler and outdoor coil is being installed in the same location on a property as the prior water heater or air handler and condenser that it is replacing, with some exceptions. Recent amendments specify all liabilities and immunities applicable to a city or county shall apply to any permits issued through an online, automated permitting platform and any inspections conducted in connection with those permits. Some of these immunities includes Government Code sections 818.4, 818.6, and 821.2, which specify when a public entity or public employee may not be held liable for actions related to permit issuance and inspection.

Permit fee caps: Like the fee caps for residential solar system permits, this bill provides that a permit fee for a residential heat pump water heater system shall not exceed \$150 and that a permit fee for a residential heat pump HVAC system shall not exceed \$200. A city or county may charge a permit fee that exceeds the established limits if, by resolution or ordinance, it provides substantial evidence of the reasonable cost to issue the permit.

Public posting: This bill requires cities and counties of specified population sizes to publish and make publicly available a list of the required planning or zoning or workforce standards, any required permitting documentation, and a list of all relevant fees and fee amounts that may be imposed by the city or county on a residential heat pump system installation on their internet website.

Exemptions: This bill exempts cities with a population of fewer than 5,000 persons and a county with a population of fewer than 150,000 persons, including each city within that county, from the online automated permit issuance provisions, the permit fee cap provisions, and the public posting provisions detailed above. This bill also specifies that these requirements and limitations related to residential heat pump systems do not apply to new residential construction.

CEC funding: This bill requires a city or county to self-certify to the CEC its compliance with any applicable provisions above if a city or county applies to receive any funding from the CEC.

Arguments in support: According to the Building Decarbonization Coalition, SPUR, and the Bay Area Air District, the co-sponsors of this bill, “California has set some of the nation’s most ambitious targets to reduce carbon emissions, including a goal to install 6 million heat pumps statewide. This leaves 5 years to deploy over 4 million heat pumps – which will require quadrupling the current rate of installation. A heat pump installed in California today will cut emissions from space heating by 93% over the lifetime of the equipment compared to a gas furnace. In order to meet our climate and clean air targets, the state must make it easy, fast, and affordable for customers to install heat pump appliances. In the spirit of meeting these goals, California has dedicated hundreds of millions of dollars to incentive programs, such as TECH Clean California, and the Equitable Building Decarbonization program, to reduce the up-front cost of electric appliances. These programs require applicants to secure an installation permit in order to be eligible for a rebate or direct install. Unfortunately, the process for securing building permits in California is notoriously complex. Installation standards can vary significantly by jurisdiction, creating a patchwork of confusing and opaque requirements that are difficult for contractors and consumers to comply with. California has taken steps to standardize and clarify the permitting process for many industries, including housing (SB 35, Wiener), rooftop solar (SB 379, Wiener; AB 1132, Friedman), and electric vehicle charging (AB 1236, Chiu; AB 970, McCarty). However, beyond state building code, no such clarity exists for permitting heat pump water heaters and heat pump HVAC systems” “Long timelines for permit approval can also drive up soft costs and push customers towards unpermitted work. While jurisdictions are able to turn around heat pump permits and installations within 48 hours (such as through the City of Palo Alto’s emergency water heater replacement program), contractors have cited waiting for months to receive permits in other municipalities due to extensive plan review and multiple inspections. After the permit is approved, installers also cited long time windows for scheduling inspections, often leading to significant lost labor hours.” “The Heat Pump Access Act will take a comprehensive approach to standardizing the permitting process for heat pump installations statewide, reducing time constraints and lowering costs for contractors and consumers alike.”

The Green Building Initiative writes in a support position: “With Californians facing increasing energy costs, worsening climate-driven temperature extremes, and greater focus on the efficiency and sustainability of our homes and infrastructure, heat pumps offer a critical solution. Unfortunately, however, current permitting processes result in significant delays, high fees, and unnecessary barriers for homeowners and other asset classes alike. SB 222 is an important step towards streamlining and standardizing permitting processes statewide, that while focused in this bill on heat pumps, will inevitably serve as a model for greater efficiencies that expedite installations, provides a simpler approach, and is more cost effective on all fronts.”

Arguments in opposition: The League of California Cities writes in an opposed position: “Local permitting is not a barrier to electrification; rather, it is the mechanism through which cities ensure installations are safe, code-compliant, and appropriate for local conditions. Establishing a state-dictated permitting framework for HVAC systems sets a troubling precedent for future preemption of local building, zoning, and land-use authority.” “Asynchronous inspections fundamentally alter established inspection workflows and labor practices and increase municipal liability exposure. In-person inspections – where inspectors and contractors are present simultaneously allow for immediate clarification, real-time problem-solving, and verification of compliance with approved plans and applicable codes, reducing the risk of errors, rework, or future disputes.” “This bill establishes caps of \$150 for heat pump water heaters and \$200 for HVAC systems, regardless of the actual costs incurred by local agencies to conduct plan review, inspections, compliance verification, and enforcement. Over time, particularly over a 20-to-30-year horizon, these static caps will increasingly fail to cover local costs, effectively forcing cities to subsidize state-mandated activities with scarce general fund resources.”

The Community Associations Institute’s California Legislative Action Committee writes in an opposed unless amended position: “SB 222 creates a conflict with AB 1684 (Ward) passed by this committee earlier this session. While AB 1684 only speaks to cooling systems that conflict needs to be addressed. We recommend SB 222 be amended to delete HVAC systems and only focus on heat pump water heaters. If that change is made, we then request language like AB 1684 to be added to SB 222 requiring, among other things, owners to use licensed contractors, obtain necessary permits and provide for responsibility of any damage that might occur to the common area or exclusive use common area during installation. Finally, successive owners need to be made aware of the installation and held responsible for ongoing maintenance that might be needed.”

Related legislation:

AB 1684 (Ward, 2026), makes any provisions of an HOA’s governing documents, architectural guidelines, or policies, as well as any deed restrictions for properties in an HOA, null and void if they prevent a homeowner from installing, upgrading, replacing, or using a cooling system, including a heat pump, that complies with all applicable state and local buildings codes in their home. *AB 1684 is pending in the Senate Housing Committee.*

SB 282 (Wiener, 2025), which was substantially similar to this bill, would, for the installation of residential heat pump HVAC systems and heat pump water heaters, require the CEC to develop standardized permitting checklists, establish limits and requirements for local agency permitting, and cap permit fees, among other provisions. *SB 282 was held on the Senate Appropriations Committee’s suspense file.*

SB 655 (Stern), Chapter 522, Statutes of 2025, declared it is the established policy of the state that all dwelling units be able to attain and maintain a safe maximum indoor temperature, as specified, and provided that it does not expand any obligation of the state to provide a safe maximum indoor temperature or require the expenditure of additional state resources to develop infrastructure beyond the obligations that exist under existing program requirements.

SB 1095 (Becker, 2024), would make specified changes to the Manufactured Housing Act, State Housing Law, and the Davis-Sterling Common Interest Development Act to facilitate the installation of electric water heaters, space heating systems, and appliances in manufactured homes, mobilehomes, and homes within a CID, as specified. *SB 1095 was held on the Senate Appropriations Committee's suspense file.*

AB 1132 (Friedman), Chapter 357, Statutes of 2023, extended the sunset date of the AB 1414 (Friedman, 2017) solar permit fee caps from January 1, 2025, to January 1, 2034.

SB 379 (Wiener), Chapter 356, Statutes of 2022, required counties and cities to implement an online, automated permitting platform for residential solar energy systems, and provided a procedure for counties and cities to report compliance and related information to the CEC.

AB 209 (Committee on Budget), Chapter 251, Statutes of 2022, required HCD to submit policy recommendations to the Legislature by January 1, 2025 to help ensure that residential dwelling units can maintain safe indoor temperature, as specified.

AB 1414 (Friedman), Chapter 849, Statutes of 2017, extended the sunset on the SB 1222 (Leno) solar permit fee caps to January 1, 2025, reduced the fee cap for residential solar to \$450, and expanded the cap to include solar thermal systems, among other provisions.

AB 634 (Eggman), Chapter 818, Statutes of 2017, prohibited HOAs from requiring approval of the membership of the CID for installation of a solar energy system in specified locations, and clarified provisions that allow the imposition of reasonable restrictions on solar energy systems.

AB 1236 (Chiu), Chapter 598, Statutes of 2015, required cities and counties, including charter cities, to create an expedited permitting and inspection process for electric vehicle charging stations.

AB 2188 (Muratsuchi), Chapter 521, Statutes of 2014, required every city or county to adopt an ordinance that creates an expedited permitting process for small, residential rooftop solar energy systems, among other provisions.

SB 1222 (Leno) Chapter 614, Statutes of 2012, capped the permit fee for a residential solar system at \$500 (plus \$15 per kilowatt (kW) for each kW above 15kW) and for a commercial solar system at \$1,000 (plus \$7 kW for each kW between 51kW and 250 kW, and \$5 per kW for each kW above 250 kW). SB 1222 disconnected the cap when local governments made a written finding and adopted a resolution or ordinance showing substantial evidence of the need to charge more than what the cap allows to issue the permit. SB 1222 contained a sunset date of January 1, 2018.

Double-referred: This bill was also referred to the Assembly Local Government Committee, where it will be heard should it pass out of this Committee.

REGISTERED SUPPORT / OPPOSITION:

Support

Bay Area Air Quality Management District (Sponsor)
Building Decarbonization Coalition Action Fund (Sponsor)
San Francisco Bay Area Planning and Urban Research Association (Sponsor)
350 Humboldt County
350 Sacramento
ACT Now Bay Area
ActiveSGV
Air-conditioning Heating and Refrigeration Institute
Applied Building Science
Association for Energy Affordability
Ava Community Energy
Bauhaus Productions Consulting
California Environmental Voters
California Interfaith Power & Light
Carbon Free Palo Alto
Carbon Free Silicon Valley
Catholic Charities of Stockton
Center for Biological Diversity
Ceres
Citizens Climate Lobby Long Beach
City of San Jose
ClimaBridge
Climate Action California
Climate Future California
Climate Health Now Action Fund
Climate Reality Project, Orange County Chapter
Climate Resolve
Community Action to Fight Asthma
Daikin U.S. Corporation
Dayenu: A Jewish Call to Climate Action
Earthjustice
Efficiency First California
Electrify My Home
Evergreen Action
Friends Committee on Legislation of California
Gradient
Green Building Initiative
League of Women Voters of California
Lutheran Office of Public Policy - California
Mothers Out Front Silicon Valley
Natural Resources Defense Council
Otto Lee, County of Santa Clara Supervisor, Third District
QuitCarbon
Redwood Energy
Regional Asthma Management and Prevention

Resource Renewal Institute
Rewiring America
Rising Sun Center for Opportunity
San Diego Building Electrification Coalition
San Francisco Climate Emergency Coalition
San Jose Clean Energy
Sierra Business Council
Solano County Democratic Central Committee
StopWaste
The Climate Center
The Climate Reality Project Orange County Chapter
The Climate Reality Project, California State Coalition
The Climate Reality Project, Los Angeles Chapter
The Climate Reality Project, Sacramento Chapter
The Climate Reality Project, San Diego Chapter
The Climate Reality Project, San Fernando Valley CA Chapter
The Climate Reality Project: Silicon Valley
US Green Building Council California

Opposition

California State Association of Counties
City of Camarillo
City of Thousand Oaks
League of California Cities
Rural County Representatives of California
Individuals (6)

Oppose Unless Amended

Community Associations Institute - California Legislative Action Committee

Analysis Prepared by: Juan Reyes / H. & C.D. / (916) 319-2085