

Date of Hearing: August 5, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

SB 908 (Wiener) – As Amended June 15, 2026

Policy Committee:	Housing and Community Development	Vote:	11 - 0
	Local Government		10 - 0

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

SUMMARY:

This bill requires a city or county to administratively approve an application for a residential window replacement project, limits the conditions a city or county may impose on a residential window replacement project, and prohibits the City and County of San Francisco from imposing conditions on certain windows in a housing development project. The bill places similar restrictions on a common interest development (CID).

Specifically, this bill:

- 1) Defines, for purposes of this bill, “residential window replacement project” to mean the project: (a) replaces only existing windows in a single-family or multifamily residential structure with windows of the same size and in the same location, (b) does not involve physical alterations to the existing structure beyond those necessary to install those windows, and (c) complies with all applicable provisions of the California Building Standards Code.
- 2) Requires a city, county, or a city and county (city or county) to administratively approve an application for a residential window replacement project and prohibits a city or county from requiring discretionary review or a hearing for a residential window replacement project.
- 3) Prohibits a city or county from denying an application for a residential window replacement project unless it makes written findings, based upon substantial evidence in the record, that the proposed replacement would have a specific, adverse impact upon public health or safety, as specified. Any conditions imposed on the project must be limited to objective conditions necessary to mitigate the specific, adverse impact.
- 4) Prohibits the City and County of San Francisco from imposing conditions on a window proposed in a housing development project, as defined in the Housing Accountability Act (HAA), other than objective conditions necessary to mitigate a specific adverse impact upon public health or safety, as specified.
- 5) Exempts from the above provisions a residential structure individually listed as a historical resource, as specified.
- 6) Prohibits governing documents from limiting or prohibiting the owner of a separate interest within a CID from completing a residential window replacement project or imposing requirements on a California Energy Code-compliant window in a housing development project.

FISCAL EFFECT:

No state costs. Local costs of an unknown amount to cities and counties to provide for the administrative approval of an application for a qualified residential window replacement project. These costs 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.

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

Energy costs are too high, and people should be able to weatherize their windows to lower their monthly energy bills. When cities or [homeowners' associations] (HOAs) block people from replacing their windows due to aesthetic concerns, it means higher bills for people and worsening climate change. Unfortunately, various cities and HOAs are currently doing just that – blocking people from weatherizing their windows. [This bill] ensures people can install energy-efficient windows, while exempting truly historic homes.

2) Background. The California Energy Commission develops and updates the Building Energy Efficiency Standards contained within the California Building Standards Code, which establish minimum energy performance requirements for windows used in newly constructed homes and certain alterations to existing buildings. To demonstrate compliance, windows must meet prescribed criteria which measure a window's ability to reduce heat transfer and limit solar heat entering a home. Manufacturers certify the performance of compliant products, and builders and homeowners must use approved windows as part of the permitting and energy compliance process. By improving efficiency, these standards help reduce energy consumption, lower utility costs, and improve indoor comfort throughout the year.

Most local permits for window installations are handled “over the counter,” where local building officials review the proposed window installation for compliance with the California Building Standards Code, including the California Energy Code, among others, and issue a permit promptly. However, local agencies sometimes require additional procedures, including planning department approval or design review, for certain projects based on local conditions.

Despite the documented benefits of California Energy Code-compliant windows, homeowners in HOAs and jurisdictions with stringent design review requirements report lengthy and burdensome approval processes for replacing existing windows.

This bill expedites the process for homeowners to upgrade existing windows to energy-efficient windows by limiting the extent to which local agencies and HOAs can restrict residential window replacement projects. In response to local concerns, this bill also prohibits San Francisco from imposing similar conditions on windows proposed in a housing development project that otherwise meet all applicable building standards codes.