



AB 1308 - Residential building permits: fees: inspections.

SUMMARY

AB 1308 (Hoover) aims to streamline the inspection and issuance of a certificate of occupancy for residential projects containing one to 10 units that are less than 40 feet tall. It does so by allowing applicants to use third-party professionals to inspect completed work if it would take the local building department more than 30 days to conduct the inspection.

BACKGROUND

Current law in California provides for inspections to be conducted after permitted work is completed, allowing a developer to secure a certificate of occupancy and either sell or lease the housing to future residents.

Local building departments conduct inspections of permitted work to ensure compliance with state building codes and local ordinance, a process that may be prone to delays due to fluctuating workloads and resource constraints. California continues to have a slow and unpredictable inspection process, which can serve as a barrier for small, local developers and homeowners seeking to complete modest housing projects.

While data is limited, California developers commonly report waiting well over for a month for an inspector to review completed work.

PROBLEM

California faces a severe and worsening housing crisis, marked by a shortage of homes to meet the needs of all Californians at all income levels. Delays in the local government inspections of completed housing developments are cited as a significant constraint restricting the housing production pipeline.

Lengthy delays at this stage can keep completed housing from being occupied by tenants and increases housing costs. Delays and uncertainty at this stage also reduce the predictability needed for developers to plan effectively, further exacerbating the California housing shortage. For a homeowner seeking to add an additional unit to his or her property, the risk of unnecessary delays may cause them to avoid undertaking a project altogether, further constraining the housing supply.

SOLUTION

AB 1308 addresses this critical administrative hurdle by ensuring timely inspections for certain residential projects and providing an alternative mechanism for applicants to use licensed private professionals. The ability to utilize private professional providers offers a solution to the unpredictable workloads and resource constraints often faced by local building departments. This flexibility enhances efficiency in the inspection process for small residential projects.

By mandating clear timelines, and establishing alternative compliance measures, the bill ensures that local governments remain focused on housing delivery while giving applicants a pathway to avoid unnecessary delays. These reforms are essential for advancing the state's broader goals of housing availability and affordability.

SUPPORT

California YIMBY (Sponsor)

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