

**AB 818 – Home of Your Dreams Recovery Act****BILL SUMMARY**

**AB 818** would streamline the permitting and rebuilding process for residents rebuilding their homes following a natural disaster.

**BACKGROUND**

In recent years communities like, Altadena, Palisades, and Paradise, to name a few, have tragically experienced devastating wildfires, with thousands having lost their homes and businesses,

Even when the last of the flames are extinguished, for families who tragically lost their homes, the road to recovery may seem endless. As current law does not outline specific or streamlined permit processes for residential properties affected by natural disasters, communities rebuilding their pre-existing properties can face extensive regulatory, administrative, and financial challenges.

Currently, the Permit Streamlining Act requires a public agency to approve or reject a development project within specified time periods. However, following a devastating wildfire, local planning departments are flooded with permit requests. Delays in the local government approvals process for housing developments are cited as a significant constraint restricting the housing production pipeline. Not to mention, corresponding permit and relevant impact fees make up a substantial financial burden and barrier to entry – for both individual homeowners and commercial developers alike.

**SOLUTION**

**AB 818** takes lessons learned from past response efforts and provides ‘off the shelf’ guidance to policy makers and homeowners to restore their communities. It outlines specific procedures for municipal staff to implement, with the help of the California Department of Housing & Community

Development, to expedite permits and inspections, use fire-resistant and energy-efficient materials, and flexibility to rebuild previously unpermitted structures.

**AB 818** would:

- Prohibit, during a period of a local emergency, a local agency from denying an application for a permit necessary to rebuild or repair a residential property affected by a natural disaster unless the permit would result in the property being deemed a substandard building. A substandard building is defined as having conditions that endanger the welfare of the building inhabitants or the public.
- Require a local agency to approve or disapprove a permit application within 45 days of receipt of the application, and would require other expedited approvals. If an application is deemed to propose a substandard building, the agencies must explain why the application was denied and propose a way that the applicant could change the application so that it would get approved.
- To offer more options for the homeowner, this bill would allow local agencies to hire third party inspector to lessen the workload of the agency and further expedite the rebuilding process.
- Local agencies shall not charge an impact fee or connection or capacity charge for any unpermitted section of the property constructed before January 1, 2020, unless utility infrastructure is required to prevent the property from being deemed a substandard building.

**SUPPORT**

YIMBY Action  
YIMBY Los Angeles  
East Bay YIMBY

## **SUPPORT (Cont.)**

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YIMBY Action

Mountain View YIMBY

Northern Neighbors

Peninsula for Everyone

San Francisco YIMBY

Santa Cruz YIMBY

Santa Rosa YIMBY

SLOCo YIMBY

Grow The Richmond

Ventura County YIMBY

South Bay YIMBY

Napa-Solano for Everyone

## **FOR MORE INFORMATION**

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