



AB 1308 - Residential building permits: fees: inspections.

SUMMARY

AB 1308 (Hoover) will help bring new homes to market faster by legally requiring a jurisdiction's building department to perform final inspections for certain projects within ten business days, once the builder notifies the city or county that construction is complete and ready for 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

Despite California's progress over the last few years in making homes faster and easier to build, repeated and significant delays in the final steps of the approval process continue to slow homebuilding.

Even after new homes are built, slow inspections delay the issuance of a certificate of occupancy, preventing a fully-constructed project from actually

becoming a home for people who need it. Developers have reported waiting months for an inspector to come out and sign off on fully-built housing.

Speeding up the inspection process for completed projects is a high-impact, zero-cost way policymakers can speed up housing production. Delays and uncertainty at this stage also reduce the predictability developers need to plan effectively, further exacerbating California's housing shortage.

SOLUTION

AB 1308 speeds up home construction approvals by requiring local building departments to complete final inspections for qualifying projects within ten business days after the builder notifies them that construction is finished and ready for review.

This will establish a statewide mandate that aims to provide applicants with greater predictability and timeliness during the final phase of residential construction permitting. AB 1308 will apply to new residential housing projects or additions of 10 units or fewer, and that are no more than 40 feet tall.

SUPPORT

California YIMBY (Sponsor)
Abundant Housing Los Angeles (AHLA)
All Voting Members of the North Westwood
Neighborhood Council
Bay Area Council
Circulate San Diego
Elevate California
Fieldstead and Company, INC.
Fremont for Everyone
Housing Trust Silicon Valley
Inner City Law Center
Institute for Responsive Government Action
People for Housing - Orange County

Redlands YIMBY
South Pasadena Residents for Responsible Growth
SPUR
Student Homes Coalition
The Two Hundred
Ventura County YIMBY
Westside for Everyone

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