CREIA Legislative Report

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Legislation Chairman

These are the bills we have been tracking in the legislature.

**Licensure**

There is no measure proposing licensure of home inspectors.

**B&P Code Provisions**

There is no measure proposing to amend the home inspector provisions in Business and Professions Code Chapter 9.3, Section 7195 et seq.

**Independent Contractor Status**

AB 541 [Nguyen] and SB 451 [Nguyen] propose to amend the AB 5 law on the determination of a workers' status as an employee or independent contractor, but it does not revise the home inspector provisions.

**Substandard Housing**

AB 468 [Quirk-Silva] would expand the definition of a substandard building to include any building used for human habitation in substandard condition regardless of the zoning or approved use of the building, and would make changes to code enforcement procedures.

AB 548 [Boerner] would require local enforcement agencies to develop policies and procedures for inspecting a building with multiple units if an inspector or code enforcement officer has determined that a unit is substandard or is in violation of the State Housing Law, and the inspector or code enforcement officer determines that the defects or violations have the potential to affect other units of the building.

**Home Hardening**

AB 582 [Connolly] would allow, under the Personal Income Tax (PIT) Law, a credit for seniors residing in high or very high-risk fire zones, as specified, who incur "qualified expenses" relating to fire resistant home improvements.

**Home Improvement Contracts**

SB 601 [McGuire] would require that a home improvement contract by a prime contractor for the reconstruction, restoration, or rebuilding of a residential property that was damaged or destroyed by a natural disaster include a specified provision requiring the prime contractor to file separate performance and payment bonds that meet prescribed criteria.

**Solar**

AB 704 [Patterson] would require residential construction intended to repair, restore, or replace a residential building damaged or destroyed as a result of a disaster in an area in which a state of emergency has been proclaimed by the Governor to comply only with requirements regarding photovoltaic systems.

**Stairways**

AB 835 [Lee] would require the State Fire Marshal to research standards for single-exit, single stairway multiunit residential buildings above 3 stories.

**Disclosure Obligation - Recent Renovations**

AB 968 [Grayson] would establish a new disclosure obligation on a seller of single-family residential property to alert would-be buyers about recent renovations to the property.

**Balcony Inspections**

AB 1101 [Flora] would authorize a Branch 3 registered company registered with the Structural Pest Control Board within the Department of Consumer Affairs (DCA), with a minimum of five years of experience, to conduct inspections of exterior elevated elements that include loadbearing components (balconies) in buildings with three or more residential dwelling units.

**Unvented Attics**

SB 837 [Archuleta] would require the California Energy Commission (CEC) to consider adopting building energy efficiency standards for unvented attics as part of the next cycle of building code development.

**Disability Access**

AB 748 [Roth] would require applicants for business licenses or renewals to be provided with a specified notice by local governments regarding potential liability under state and federal disability access laws and the importance of obtaining inspection services by Construction-Related Accessibility Standards Compliance Act (CASp) specialists.

**Fire Hazard Severity Zones**

AB 1280 [Maienschein] would require, if a single-family residential property is located within a fire hazard severity zone. disclosure in the natural hazard statement to specify whether the property is located in a high or very high fire hazard severity zone.

SB 470 [Alvarado-Gil] would clarify that the Urban Water Community Drought Relief and Small Community Drought Relief Programs may fund projects that provide benefits in addition to drought relief, including projects that reduce the risk of wildfire for entire neighborhoods and communities through water delivery system improvements for fire suppression purposes.

SB 504 [Dodd] would require the Department of Forestry and Fire Protection (CalFire) to give priority under the Fire Prevention Grant Program to any local governmental entity qualified to perform defensible space assessments that reports defensible space and home hardening assessment data to  
CalFire.

**Parking Requirements**

AB 1308 [Quirk-Silva] would prohibit a public agency from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of a project to remodel, renovate, or add to a single-family residence.

**Landscaping**

AB 1573 [Friedman] would enact changes to provisions in the Model Water Efficient Landscape Ordinance (MWELO) developed by the Department of Water Resources (DWR), including requiring the use of more native or water-efficient plants and a prohibition on the use of nonfunctional turf in new or renovated commercial and industrial areas.

SB 676 [Allen] would prohibit local agencies from banning the installation of drought-tolerant landscaping using living plant material and would also repeal existing provisions allowing them to reasonably restrict the installation of synthetic grass or artificial turf on residential property.

**Roof Overhangs**

AB 1632 [Quirk-Silva] would prohibit a city or county from imposing requirements for a roof overhang on a nonconventional single-family residential dwelling unless the same size requirements also would be imposed on a conventional single-family residential dwelling constructed on the same lot.

**Code Enforcement Incentive**

SB 356 [Arculeta] would increase the maximum grant amount, reduce the local matching fund requirement, and make other specified changes to the Code Enforcement Incentive (CE Incentive) Program and the Community Code Enforcement Pilot (CE Pilot) Program.

**Potable Water Usage**

SB 745 [Cortese] would require the Department of Housing and Community Development (HCD) and the Building Standards Commission (BSC) to research, develop, adopt, and publish voluntary and mandatory building standards to reduce potable water use in new residential and nonresidential buildings, as specified. The bill would also require BSC, in consultation with the State Water Resources Control Board (SWRCB), to develop a guidance document and model local ordinance that local jurisdictions could use for the adoption of regulatory programs for onsite nonpotable water treatment systems.