BIC Regular Meeting of July 19, 2017

Agenda Item 8b

DBI Legislative Update

BIC July 19, 2017

Per BIC requests for information about legislation affecting the San Francisco Building Code, below please find the most recent Summary from the Board of Supervisors, as well as from Code Advisory Committee meetings and recommendations:

Newly-Passed Ordinances

Access to Lactation Rooms/170240 – Supervisor Tang's ordinance amending the Police Code to require employers to provide employees breaks and a location for lactation, and to have a policy regarding lactation in the workplace that specifies a process by which an employee will make a request for accommodation, defines minimum standards for lactation accommodation spaces, requires that newly constructed or renovated buildings designated for certain uses include lactation rooms, and outlines lactation accommodation best practices; amending the Building Code to specify the technical specifications of lactation rooms for new or renovated buildings.

STATUS: Passed unanimously at Board on June 20, and thus will take legal effect on July 24. The BIC voted to support this new ordinance.

Premium Plan Check Fee Waiver for 1515 S. Van Ness/file no. 170702 – an ordinance proposed by Supervisor Ronen and the Mayor's Office, which will waive DBI premium plan check fees in exchange for being able to use this project site from now until March 1, 2018 as a temporary homeless shelter.

STATUS: Passed unanimously by the Board on July 11th, with homeless occupancy already under way.

Building Code Enforcement Violations/Annual Lien Property List – The annual Board hearing on outstanding non-compliant cases will be held on May 23rd. This is the final opportunity for property owners to resolve outstanding code violations, or to have the property encumbered and restricted legally.

STATUS: The lien list was adopted by the Board on June 6th. The total number of cases this year is 256, compared to 452 in 2016, a drop of 43 percent, or 196 fewer cases.

ADUs in Single Family Homes/170125 – Supervisor Peskin's proposed Planning Code amendments to bring conformity with newly enacted State law mandates, including more flexibility for buildings undergoing either mandatory or voluntary seismic retrofitting.

STATUS: Passed unanimously by the Board and took legal effect on June 2nd. Note – DBI Director Hui and staff participated in an ADU Fair, hosted by the San Francisco Apartment Association and Supervisor Peskin, on the evening of June 26th and explained DBI's role in the review and approval process to the nearly 200 attendees.

OTHER ACTIONS

The Civil Service Commission approved unanimously DBI's Request for Qualifications (RFQ) at its June hearing. This RFQ is part of DBI's ongoing improvements in managing Tall Buildings' reviews and approvals, and will enable the Department of establish a pool of qualified experts to serve as peer reviewers on future tall building projects. We expect to issue the RFQ this month, and thus begin assembling our future pool of peer review experts.

Following review and analysis of this May's annual Awning Replacement/Façade improvement fee waivers to support small businesses, DBI processed a total of 14 permits eligible for this program – or twice the number from May 2016. The total value waived was just over $40,000, meaning that each eligible awning replacement project saved each owner nearly $3,000 in waived permit fees.

Pending Legislation – Working with Deputy City Attorney Judy Boyajian, DBI has asked Supervisor Peskin to sponsor a DBI ordinance to codify DBI's existing process of expediting the review and approval of solar permits – and the Supervisor has agreed to introduce this ordinance this month or after the recess.

Similarly, Supervisor Tang agreed to introduce an ordinance to codify DBI's existing process of expediting the review and approval of permits for electrical vehicle charging stations. This, too, will be introduced this month or after the recess.

Supervisor Farrell also agreed to introduce a DBI ordinance to codify the process for the Commission's review of legislation proposed by the Board of Supervisors, stipulating at least a 90-day time period for review (and similar to ordinances affecting the Planning Department). This ordinance has been introduced and placed on the Land Use Committee's 30-day calendar, and will be heard after the recess.

Mandatory Seismic Soft Story Retrofits and ambiguity in Ordinance 165-16, the Campos Fire Safety ordinance – Due to a few reported recent delays in fire inspection signing off on CFCs for completed seismic retrofits, DBI, Fire and the City Attorney's office have developed clarifications to ensure the fire safety requirements do not delay mandatory seismic retrofits. Supervisor Peskin has offered to sponsor what is needed, and likely to be introduced before the Board's August recess.

Enacted Legislation

•Ord. 51-16/150732 Building, Administrative Codes – Accessible Business Entrance/Mandatory Disability Access Improvements; Building Owner's Notice to Tenant; Administrative Fee. Sponsor: Tang -- Effective 5/22/16. Per Director Hui's meeting with Supervisor Tang last week, the Supervisor plans to amend this ordinance in the near future to extend the original deadline for business owners to submit their compliance checklist until late May, 2018. The additional time will enable the Small Business Commission, and DBI, to do the educational outreach required to ensure owner awareness of this new Accessible Business Entrance Program and thus increase owner compliance and making businesses more accessible to everyone. The Program's brochure is available on the DBI website, providing an overview; and a new Information Sheet, No. DA-17, also has been completed and is being translated into Chinese, Spanish and Tagalog, with detailed step-by-step guidelines on how to achieve compliance.

STATUS: Supervisor Tang amended this ordinance last month to give DBI, Planning and DPW an additional year, June 1, 2018, to implement this program. DBI is holding regular meetings with key participants under the leadership of Deputy Director Ed Sweeney.

160442 – Fire Safety Requirements in Existing Buildings. Sponsors: Campos and Kim

Status: In light of the early December Oakland warehouse tragedy, DBI is working closely with the Fire Department and other public safety agencies to increase pro-active outreach and to reduce the at-risk situations. More aggressive educational efforts are under way, including utilizing DBI's Code Enforcement Outreach Program (CEOP) to work with warehouse owners, and tenants, and to address any life-safety issues prior to inspections. An update on DBI efforts will be presented at today's BIC.

This ordinance took legal effect last September, when DBI Technical Services' staff produced an Information Sheet covering responsibilities by DBI and Fire, including increased outreach and tenant education on fire safety in older multi-unit buildings. The first Working Group meeting on fire safety-related issues met on Nov. 9th, and included representatives from DBI and from Fire, and began improved coordination efforts.

•150792 –Disclosure of Fire Safety Information. Sponsor: Supervisor Tang.

STATUS: At a meeting in early January 2017 with Supervisor Tang's aide, the Fire Department and the SF Apartment Association, the Supervisor asked both Fire and DBI to allow for additional time beyond the ordinance's March 2017 deadline for apartment building owners to post required fire safety maps in highly visible common areas. As complaints come in and are verified prior to the March deadline, a warning letter to the owner will precede issuance of a Notice of Violation.

The Supervisor has amended the ordinance in June 2017 and reduced some of the requirements to having letters sent to tenants by the Fire Department with details such as location of fire escapes, fire exits, fire extinguishers, in highly visible common area locations in buildings with up to three units. The amended ordinance also eliminates the previous requirement for owners/managers of buildings with 16 or more units to host annual fire safety drills with residents and to retain records of notifications and actions. The Board is expected to finalize its approval of these changes prior to the August recess.

• File No. 151122 -- Sup. Wiener, supported by the Mayor, ordinance giving preferences to those displaced by fires on priority relocation list for any units available on the city's affordable housing.

STATUS: Took legal effect in September, 2016.

Ord. No. 162-16/File No. 160697 – Supervisors Farrell/Wiener/ Peskin ordinance amending the Planning Code to allow the construction of ADUs on all City lots that allow residential use. Compromise achieved at Board's final pre-recess session.

STATUS: Took legal effect in September, 2016. Under existing ADU legislation, as of last week DBI has issued a total of 33 permits —out of 164 permits filed. 137 are under review at Planning; 15 are under review at Fire/DPW/Mech; and 10 are under review at Building.

Ordinance No. 130119 -- Mandatory Seismic Retrofitting of Soft Story buildings –Introduced this at the Board on February 5th, with six co-sponsors, Supervisors Chiu, Wiener, Mar, Farrell, Breed and Yee; substituted in March; passed unanimously and Mayor signed April 18, 2013. It became legally effective June 3, 2013. Targets a type of wood framed building three or more stories, with five or more dwelling units, whose permit applications pre-date Jan. 1, 1978; studies show they are likely to collapse in a strong earthquake without retrofitting.

STATUS: As of last week, the number of non-compliant owners fell to 1 out of the 6,812 owners notified who have not submitted Screening Forms. All Tier One owners are now compliant. We have 4,947 in the retrofit program, which is 73 percent of those notified. **We have issued a total of 940 permits, and 1,330 retrofits have been completed.** Tier Two permits –buildings with 15 or more units – which were due by Sept. 15, 2016 – are now **98 percent in compliance** (496 permits submitted). We still **have 8 buildings out of compliance (2 percent of the total)**. Of these 8, One Order of Abatement has been issued, with 7 more pending a 30-day advisement (by June 2nd). **Tier 3 buildings**, whose owners are required to obtain a permit to do retrofitting work by September 15, 2017 are currently 57 percent/1,996 permits issued in advance of the deadline – **leaving a total of 1,515/43 percent to act before the deadline.** DBI is conducting aggressive outreach to these 1,515 owners, to reduce the potential number of non-compliant cases ahead of next September.

File No. 150571/Unit Legalization Program/Ord. No. 146-15 waives DBI and Planning plan review fees for owners opting to pursue the voluntary legalization of currently illegal in-law units to stimulate more participation.

STATUS: As of last week, we have issued 251 permits per Ord. 43-14, with 19 more approved and awaiting owner payment and pickup, or a total of 270 issued permits. An additional 148 are awaiting Planning approval, with an additional 56 awaiting DBI approval, and 66 also awaiting approval by Fire, and other departments. DBI's average plan review fees on these permits were roughly $1,000 each, while Planning's were about $2,300 – meaning owners taking advantage of available fee waivers will save roughly $3,300 if they complete the legalization process.

Ord. 60-16/151085 Various Codes - Code Enforcement Procedures. Sponsor: Wiener -- Effective 5/27/16. Copies of DBI existing code enforcement forms sent to City Administrator's office, with staff follow-up by Technical Services to harmonize/standardize Fire, DPH and Planning code enforcement forms to emulate the DBI template. DBI and other agencies are working with the City Administrator to implement these changes.

•Ord. No 33-16/160115 Planning, Building Codes - Conditional Use Required to Remove Any Residential Unit; Mandatory Legalization of Illegal Units; Permeable Surfaces and Landscaping Requirements. Sponsor: Avalos. Effective 4/11/2016. DBI working with Kate Conner on a more detailed Information Sheet to cover the requirements for DBI and Planning in this new ordinance.

•Ord. No. 53-16/160024 – Gender Neutral toilet facilities. Sponsor: Campos – effective 5/16. DBI to enforce signage requirements.

•Ord. 71-16/160154 – Green Building/Better Roof Requirements. Sponsor: Wiener – Took legal effect on May 23, 2016.

• Ord. 33-16/160115 – Supervisor Avalos and Kim's proposed ordinance amending the Planning and Building Codes, whereby the removal of any residential unit, legal or illegal, by demolition, merger or conversion, requires Conditional Use Hearing; the Building Code would be amended to require that Notices of Violation include language mandating the owner to legalize any currently illegal unit unless the Planning Commission approves removal through its Conditional Use hearing.

STATUS: This took legal effect on April 11th, and includes amendments that make clear DBI's jurisdictional priority on legalization feasibility prior to sending the case to Planning's Conditional Use process. As passed, it also made clear that units with life safety issues will be removed from the CU hearing schedule to more narrowly focus the ordinance. Effective March 1, 2016 all DBI-issued NOVs tied to illegal units must include specific language on the mandatory legalization requirement, per this new ordinance. DBI's Technical Services have provided a stamp with this language, and staff is working with Planning for a more detailed Information Sheet to guide customers and staff. A late amendment by Supervisor Wiener also gives property owners three (3) years to legalize, rather than the one year originally proposed.

Ord. 60-16/File No. 151085 -- new Code Enforcement Uniformity ordinance to improve consistency and coordination among multiple City departments. Requires the Fire Department and Public Health to institute/issue and inspect for NOVs related to fire-safety matters in a process similar to DBI. Also gives City Attorney authority to take action without regard to any departmental administrative actions/case development; and requires DBI, DPH and SFFD to submit quarterly reports to Mayor and Board covering Directors Hearings' code enforcement actions, as well as for departments to work with City Administrator to generate a standard form to be used by all to document code enforcement activities.

STATUS: With unanimous approval, this took legal effect on May 23rd. DBI's Technical Services will confer with the City Administrator's staff on the ordinance's requirements to harmonize NOV forms among DBI, Fire and DPH. The ordinance also provides that the Board receive a report one year from the ordinance's effective date – May 23, 2017 -- to see if recommended deadlines are being met. In addition, the Board also passed unanimously both of Supervisor Wiener's separate ordinances making more explicit the authority of the Building Official to stop all work on a construction project where known violations may be occurring, and setting up a short-term revolving loan fund in the Mayor's Office of Housing to help owners pay for/remedy code violations.

• Ord.No. 53-16/File No. 160024 – Sup. Campos' Gender-Neutral toilet facilities. DBI Director Hui met with Sup. Campos and staff to review language, and to make the Supervisor aware of DBI's Information Sheet from 2005 that provides guidance on this topic.

STATUS: Takes legal effect on May 23. DBI's role to enforce signage requirements, per the ordinance.

•Ord. No. 51-16/File No. 150732 -- Supervisor Tang's Proposed Mandatory Disabled Access Improvements' ordinance – Amends the Building Code to require any existing building with a place of

public accommodation either to have all primary entries and path of travel into the building accessible by person with disabilities or receive from the City a determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; establishes a Disability Access Compliance Unit with DBI; and established a fee to offset the costs of the disability access improvement. Mirrors the compliance timeline structure of the successful Mandatory Soft Story Program wherein property owners will be put on a sliding compliance timeline dependent on their type of place of accommodation and have a limited timeframe to meet the accessibility requirements.

STATUS: Following recent discussions internally with DBI staff, and with Supervisor Tang, the Supervisor will amend this ordinance to provide additional time for owners to submit the required compliance checklist – with the new deadline expected to be late May, 2018. DBI's Technical Services' staff is preparing a customer brochure, screening forms, a detailed Information Sheet, and other process steps tied to this ordinance as we prepare for implementation.

Ord. 67-16/141118 –Building façade inspection and maintenance. Sponsored by the Mayor's Office of Earthquake Safety, and by Supervisors Farrell, Tang, Wiener, Breed and Yee, this ordinance sets a 4-phased timeline, beginning in 2021, to inspect existing facades of buildings with five or more stories to reduce collapse following a major earthquake.

STATUS: Expected to take legal effect on May 30; but the first inspections of the oldest buildings (of an estimated 4,000 buildings) in this program will not occur until 2021 – after the mandatory soft story retrofitting program has ended.

Already Implemented Legislation

Ord. 202-14/140120 – Earthquake Performance Evaluation of Private School Structures. Amends the building code to require private elementary and secondary schools obtain an evaluation by a licensed structural engineer for performance during a future earthquake. No later than three years after the effective date – Nov. 1, 2017—the owner must submit an Evaluation Report to DBI, per requirements provided within the Administrative Bulletin that is to be developed and published by the Department. Once seismic strengthening plans are prepared, approved and implemented, any buildings found in violation of having an unsafe building are subject to standard code enforcement reviews and requirements –including failure to submit the Evaluation Scope or Evaluation Report documents within set timelines. To date, DBI has received three Evaluation Reports from the Mayor's Earthquake Safety Implementation Program, which are now under review.

STATUS: Per the Scoping Documents provided by the Mayor's Office of Earthquake Safety Implementation Program (ESIP) to DBI several weeks ago. While DBI Code Enforcement did issue, and post, seven (7) Notices of Violations for those schools that missed the Nov. 2, 2015 deadline, all have responded and are now compliant. A total of eight (8) Evaluation Reports have been submitted to date for DBI engineering reviews. There are a total of 109 private schools – meaning, to date, we have received just over 7 percent of the total Evaluation Reports (which are due Nov. 1, 2017).

File No. 140954/Ord. No. 30-15 – Supervisor Wiener's ordinance to add in-law units during either a mandatory or voluntary seismic retrofit, so long as the additional unit(s) fits within the existing building envelope. The Code Advisory Committee's Structural Safety Subcommittee is discussing seismic safety elements involved in ADUs, a matter of concern to Supervisor Wiener, should this discussion lead to code changes that might be disincentives to owners interested in adding ADUs. We are in discussion with the Supervisor's office about his concerns.

STATUS: The ordinance took legal effect just over one year ago, on April 27th. DBI Technical Services, with Planning, the Fire Marshal, and the Rent Board, have generated a new Information Sheet, G-23, to provide guidelines to implement this new option to add dwelling units within the existing building envelope. Amends the Planning Code to permit exemptions from dwelling unit density limits when adding dwelling units to existing buildings undergoing seismic retrofitting. While DBI receives roughly 20-25 visits per month about this opportunity to add affordable housing units, we have a total of 70 filed permits, and we have issued a total of 5 permits to add such dwelling units with a seismic retrofit.

Ordinance No. 182-14 – Vacant Storefront Registration. Per Supervisor Tang's approved legislation, we have a new process requiring vacant storefront/commercial property owners to register these buildings. DBI will work closely with the Mayor's Office of Economic and Workforce Development, as well as with the Small Business Commission, to provide such addresses to small business owners seeking available space.

STATUS: This program is under way, though DBI is not yet receiving many complaints tied to vacant storefronts and awaits more outreach from the Office of Small Business to increase small business owner awareness of this program. DBI is providing quarterly updates on the total number of vacant buildings currently on DBI's lists. Owners are urged to visit www.sfdbi.org/vacant-or-abandoned-buildings to obtain essential information to assist them in complying with this new ordinance. DBI Inspectors will not post the first Notice of Violation for those failing to register for the first 270 days in order to provide ample time for owner awareness about this new ordinance, and as an incentive to re-rent the property quickly and thereby eliminate the need to register and pay the annual registration fee.

Other Seismic Safety Programs Expected

Chimney Bracing – Per a report issued in September by the Mayor's Office of Earthquake Safety Implementation, the City has a number of buildings with chimneys that may not be adequately braced to minimize public safety hazards following the next earthquake. While DBI currently encourages property owners to check chimneys and take preventive actions for the safety of families and property, at this time there is no mandatory requirement. Chimneys were addressed during the Unreinforced Masonry Building retrofit program more than a decade ago, and roughly 95 percent of the UMB program is completed. DBI awaits possible legislative action by the Mayor and/or Board on this matter.

File No. 131148 --Authorization of Dwelling Units Installed Without a Permit. Sponsored by Supervisors Chiu, Wiener and Cohen this proposed ordinance amends Planning and Building Codes to provide a city-wide process for granting legal status to existing dwelling units constructed without the required permits, and establishes a fee for administering the authorization program.

STATUS: We are now at this program's Second Anniversary, and have received more than 5,000 queries about this voluntary legalization program; received and is reviewing more than 360 applications for permits. We have issued 130 permits, with an additional 27 (157) awaiting owner payment/pickup. There are another 110 under review at Planning, 64 under DBI Review. Planning is averaging 3.5 months in its reviews/sign-offs of these permits, while DBI is averaging just over two months. The Fire Chief clarified sprinkling requirements, and Information Sheet No. FS-05 with specific guidelines was signed by the Building Director and the Fire Marshal on March 13th. DBI also has posted on its web site a new Information Sheet, G-17, signed by the Building Director, the Planning Director, the Fire Marshal and the Rent Board Director, which provides detailed guidelines for any owner interested in legalizing a unit. We also are adding details from the Assessor to G-17. DBI and Planning will continue to report to the Board these unit legalizations every six months for the first three years of the ordinance. After the program's initial 3-years, Planning will incorporate such data into its annual Housing Report, and also is required to maintain a Master List of all legalizations.

State Legislation – In an effort to be apprised of, and involved in, proposed State legislation that may affect the Department, we continue to track bills that CALBO monitors in the Senate and Assembly. See Attached CALBO Support & Oppose bills, as well as those CALBO is 'Watching.'

See Attached CALBO "WATCH LIST" for 2017 Legislative Session below. Per BIC interest, awaiting responses on Assembly Bill 565/Building Standards Artists' Housing, and on AB 886 Safe Creative Work and Live Act. Also awaiting details from Phil Ting's office on AB 932/Shelter Crisis for Homeless.

CalBC July 2017

CA A 64	Author:	Bonta (D)
	Title:	Cannabis: Licensure and Regulation
	Introduced:	12/12/2016
	Last Amendment:	06/27/2017
	Disposition:	Pending
	Location:	Senate Business, Professions & Economic Development Committee
	Summary:	Expands the definition of delivery under the Medicinal and Adult-Use Regulation and Safety Act to include the use of a technology platform. Repeals a separate and distinct premises requirement if a certain bill is enacted. Requires a licensee under MAUCRSA to display a sign educating its customers on laws on transporting cannabis in a vehicle. Authorizes the use of specified classifications for marks related to cannabis, including medicinal, goods and services.
	STATUS:	
	06/27/2017	From SENATE Committee on BUSINESS, PROFESSIONS AND ECONOMIC DEVELOPMENT with author's amendments.
	06/27/2017	In SENATE. Read second time and amended. Re-referred to Committee on BUSINESS, PROFESSIONS & ECONOMIC DEVELOPMENT.
	Position:	Watch

Top

CA A 190	Author:	Steinorth (R)
	Title:	Local Government: Development Permits: Design Review
	Introduced:	01/19/2017
	Last Amendment:	03/27/2017
	Disposition:	Pending
	Location:	Assembly Local Government Committee
	Summary:	Relates to the Permit Streamlining Act within the Planning and Zoning law and the California Environmental Quality Act. Requires a lead agency, where an ordinance requiring the design review applies to a development project, to approve or disapprove the design of the development project within a certain number of days of the application being determined to be complete or the date of the certification of the environmental impact report, adoption of a negative declaration or determination of exemption.
	STATUS:	
	03/27/2017	From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
	03/27/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
	Position:	Watch

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CA A 199	Author:	Chu (D)
	Title:	Public Works: Private Residential Projects
	Introduced:	01/23/2017
	Last Amendment:	04/06/2017
	Disposition:	Pending
	Location:	Senate Appropriations Committee
	Summary:	Relates to an exemption from specified requirements for public works for private residential projects built on private property. Makes this exemption inapplicable to a project built pursuant to an agreement with a successor agency to a redevelopment agency.
	STATUS:	
	06/28/2017	From SENATE Committee on LABOR AND INDUSTRIAL RELATIONS: Do pass to Committee on APPROPRIATIONS.
	Position:	Track

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CA A 202	Author:	Steinorth (R)
	Title:	Planning and Zoning: Permits
	Introduced:	01/23/2017
	Last Amendment:	04/06/2017

	Disposition:	Pending
	Location:	Assembly Local Government Committee
	Summary:	Requires all grading, foundation, building, and use permits required by a municipality for a development project that creates, or results in an increase of, a certain number of residential dwelling units or guest rooms to be approved or denied by a director of the lead planning agency. Provides for authorizations and requirements for a director of the lead planning agency for development projects.
	STATUS:	
	04/06/2017	From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
	04/06/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
	Position:	Concerns

Top

CA A 345	Author:	Ridley-Thomas S (D)
	Title:	Municipal Code Violations
	Introduced:	02/08/2017
	Last Amendment:	07/05/2017
	Disposition:	Pending
	Location:	Senate Governance and Finance Committee
	Summary:	Authorizes the legislative body of a city or county to collect fines related to nuisance abatement using a nuisance abatement lien or a special assessment. Increases the amounts of fines for violations of a city building and safety code determined to be an infraction.
	STATUS:	
	07/05/2017	From SENATE Committee on GOVERNANCE AND FINANCE with author's amendments.
	07/05/2017	In SENATE. Read second time and amended. Re-referred to Committee on GOVERNANCE AND FINANCE.
	Position:	Track

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CA A 352	Author:	Santiago (D)
	Title:	State Housing Law: Efficiency Units
	Introduced:	02/08/2017
	Last Amendment:	06/29/2017
	Disposition:	Pending
	Location:	Senate Governance and Finance Committee
	Summary:	Amends the State Housing Law which authorizes a city or county to permit the construction and occupancy of efficiency units that have a specified minimum area. Prohibits a city, county, or city and county from establishing a higher square footage requirement for efficiency units than the requirement in the International Building Code and from limiting the number of efficiency units in certain locations near public transit or university campuses.
	STATUS:	
	06/29/2017	From SENATE Committee on GOVERNANCE AND FINANCE with author's amendments.
	06/29/2017	In SENATE. Read second time and amended. Re-referred to Committee on GOVERNANCE AND FINANCE.
	Position:	Track

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CA A 366	Author:	Obernolte (R)
	Title:	Civil Actions: Fee Recovery
	Introduced:	02/08/2017
	Last Amendment:	06/29/2017
	Disposition:	Pending
	Location:	Senate Rules Committee
	Summary:	

		Authorizes a prevailing party to recover fees for the costs associated with the electronic presentation of exhibits, including costs of rental equipment and electronic formatting.
	STATUS:	
	07/03/2017	Re-referred to SENATE Committee on RULES.
	Position:	Track

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CA A 367	Author:	Obernolte (R)
	Title:	Water Supply: Building Permits
	Introduced:	02/08/2017
	Disposition:	Pending
	Location:	Senate Second Reading File
	Summary:	Exempts from the prohibition on the issuance of a building permit any residence that will be rebuilt because of a fire, where those residences fall under a source of water supply that is water transported by a water hauler, bottled water, a water-vending machine, or a retail water facility.
	STATUS:	
	07/05/2017	From SENATE Committee on ENVIRONMENTAL QUALITY: Do pass.
	Position:	Track

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CA A 426	Author:	Ridley-Thomas S (D)
	Title:	Interior Designers
	Introduced:	02/09/2017
	Disposition:	Pending
	Location:	Assembly Business and Professions Committee
	Summary:	Repeals on a specified date provisions of existing law which authorize a certified interior designer to obtain a stamp from an interior design organization that uniquely identifies the designer and meets certain qualifications.
	STATUS:	
	04/25/2017	In ASSEMBLY Committee on BUSINESS AND PROFESSIONS: Not heard.
	Position:	Watch

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CA A 494	Author:	Bloom (D)
	Title:	Land Use: Accessory Dwelling Units
	Introduced:	02/13/2017
	Last Amendment:	03/28/2017
	Disposition:	Pending
	Location:	Senate Governance and Finance Committee
	Summary:	Amends the Planning and Zoning Law to provide that an accessory dwelling unit may be rented separately from the primary residence. Requires that parking requirements for accessory dwelling units not exceed a certain number. Removes the prohibition on specified offstreet parking where that parking is not allowed anywhere else in the jurisdiction.
	STATUS:	
	06/20/2017	From SENATE Committee on TRANSPORTATION AND HOUSING: Do pass to Committee on GOVERNANCE AND FINANCE.
	Position:	Watch

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CA A 546	Author:	Chiu (D)
	Title:	Land Use: Local Ordinances: Energy Systems
	Introduced:	02/14/2017
	Last Amendment:	05/30/2017
	Disposition:	Pending
	Location:	Senate Second Reading File
	Summary:	Relates to the Planning and Zoning Law. Requires certain cities and counties to make all documentation and forms associated with the permitting of advanced energy storage available on a publicly accessible Web site.

		Provides for the electronic submittal of permit applications. Authorizes the Governor's Office of Planning and Research to provide guidance on energy storage permitting, including streamlining, best practices, and certain factors for consideration by local government.
	STATUS:	
	07/05/2017	From SENATE Committee on GOVERNANCE AND FINANCE: Do pass as amended to Committee on APPROPRIATIONS.
	Position:	Watch

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CA A 549	Author:	Quirk (D)
	Title:	Local Government: Permit: Electrified Security Fence
	Introduced:	02/14/2017
	Last Amendment:	06/13/2017
	Disposition:	Pending
	Location:	Senate Third Reading File
	Summary:	Requires a city, county, or city and county, including a charter city and county, that approves a building permit for the construction of an electrified security fence to notify the local fire department and fire marshal and to provide them with a copy of the approved permit.
	STATUS:	
	06/27/2017	In SENATE. Read second time. To third reading.
	Position:	Watch

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CA A 556	Author:	Limon (D)
	Title:	County Ordinances: Violations: Fines
	Introduced:	02/14/2017
	Last Amendment:	07/05/2017
	Disposition:	Pending
	Location:	Senate Third Reading File
	Summary:	Relates to county ordinances and fines for infractions, including violations of a local building safety code. Increases the maximum fine for violations of permit conditions or use requirements. Prohibits an administrative fine or penalty for a violation that would otherwise be an infraction from exceeding the maximum fine or penalty amount established with respect to county ordinances for infractions generally.
	STATUS:	
	07/05/2017	In SENATE. Read second time and amended. To third reading.
	Position:	Watch

Top

CA A 565	Author:	Bloom (D)
	Title:	Building Standards: Artists' Housing
	Introduced:	02/14/2017
	Last Amendment:	04/20/2017
	Disposition:	Pending
	Location:	Senate Transportation and Housing Committee
	Summary:	Authorizes city or county alternative building regulations for the conversion of commercial or industrial buildings to joint living and work quarters to include provisions for housing artists, artisans, and other similarly situated individuals.
	STATUS:	
	05/17/2017	To SENATE Committee on TRANSPORTATION AND HOUSING.
	Position:	Watch

Top

CA A 717	Author:	Dababneh (D)
	Title:	Home Inspectors
	Introduced:	02/15/2017
	Last Amendment:	03/27/2017
	Disposition:	Pending

	Location:	Assembly Business and Professions Committee
	Summary:	Requires a home inspector to be a licensee of the Contractors' State License Board pursuant to the Contractors' State License Law.
	STATUS:	
	03/27/2017	From ASSEMBLY Committee on BUSINESS AND PROFESSIONS with author's amendments.
	03/27/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on BUSINESS AND PROFESSIONS.
	Position:	Track

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CA A 735	Author:	Maienschein (R)
	Title:	Swimming Pools: Public Safety
	Introduced:	02/15/2017
	Last Amendment:	05/26/2017
	Disposition:	Pending
	Location:	Senate Appropriations Committee
	Summary:	Requires public swimming pools that are required to provide lifeguard services and that charge a direct fee to provide an Automated External Defibrillator during pool operations. Requires the State Department of Education, in consultation with the State Department of Public Health, to issue best practices guidelines related to pool safety at K-12 schools.
	STATUS:	
	06/28/2017	From SENATE Committee on HEALTH: Do pass to Committee on APPROPRIATIONS.
	Position:	Watch

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CA A 886	Author:	Bloom (D)
	Title:	Safe Creative Work and Live Act
	Introduced:	02/16/2017
	Disposition:	Pending
	Location:	Assembly Local Government Committee
	Summary:	Requires a city and county to establish a safe creative work and live program. Requires a landlord to register an illegal building with the city or county and to renovate the illegal building to meet habitability standards consistent with building standards and zoning laws and provides certain protections for tenants.
	STATUS:	
	03/02/2017	To ASSEMBLY Committee on LOCAL GOVERNMENT.
	Position:	Watch

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CA A 908	Author:	Dababneh (D)
	Title:	Hospitals: Seismic Safety
	Introduced:	02/16/2017
	Last Amendment:	06/26/2017
	Disposition:	Pending
	Location:	Senate Second Reading File
	Summary:	Authorizes a hospital in the Tarzana neighborhood in the City of Los Angeles that has received specified extensions to request an additional extension until a specified date, in order to obtain a certificate of occupancy from the Office of Statewide Health Planning and Development for a replacement building.
	STATUS:	
	07/05/2017	From SENATE Committee on HEALTH: Do pass as amended to Committee on APPROPRIATIONS.
	Position:	Watch

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CA A 913	Author:	Gray (D)
	Title:	Construction Related Accessibility Claims

	Introduced:	02/16/2017
	Disposition:	Pending
	Location:	Assembly Judiciary Committee
	Summary:	Relates to construction-related accessibility claims. Authorizes a court to enter a prefiling order prohibiting an extremely high-frequency litigant from filing any new litigation without first obtaining leave of the presiding justice or presiding judge of the court where the litigation is supposed to be filed.
	STATUS:	
	03/28/2017	In ASSEMBLY Committee on JUDICIARY: Failed passage.
	03/28/2017	In ASSEMBLY Committee on JUDICIARY: Reconsideration granted.
	Position:	Track

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CA A 932	Author:	Ting (D)
	Title:	Shelter Crisis: Homeless Shelters
	Introduced:	02/16/2017
	Last Amendment:	07/03/2017
	Disposition:	Pending
	Location:	Senate Judiciary Committee
	Summary:	Provides that, upon a declaration of a shelter crisis by specified cities or counties, certain emergency housing may include homeless shelters and permanent supportive housing. Provides that, in lieu of compliance with local building approval procedures or housing, health, habitability, planning and zoning, or safety standards and laws, the cities or county may adopt by ordinance reasonable local standards for homeless shelters and permanent supportive housing.
	STATUS:	
	07/03/2017	From SENATE Committee on JUDICIARY with author's amendments.
	07/03/2017	In SENATE. Read second time and amended. Re-referred to Committee on JUDICIARY.
	Position:	Track

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CA A 1000	Author:	Friedman (D)
	Title:	Water Conveyance: Unused Facility Capacity
	Introduced:	02/16/2017
	Last Amendment:	07/03/2017
	Disposition:	Pending
	Location:	Senate Natural Resources and Water Committee
	Summary:	Prohibits a transferor of water from using a water conveyance facility that has unused capacity to transfer water from a groundwater basin underlying desert lands that is in the vicinity of specified federal lands or state lands to outside of the groundwater basin unless the State Lands Commission, in consultation with the Department of Fish and Wildlife, finds that the transfer of the water will not adversely affect the natural or cultural resources of those federal and state lands.
	STATUS:	
	07/03/2017	From SENATE Committee on NATURAL RESOURCES AND WATER with author's amendments.
	07/03/2017	In SENATE. Read second time and amended. Re-referred to Committee on NATURAL RESOURCES AND WATER.
	Position:	Track

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CA A 1012	Author:	Brough (R)
	Title:	Construction Documents
	Introduced:	02/16/2017
	Disposition:	Pending
	Location:	ASSEMBLY
	Summary:	Makes a nonsubstantive change to the existing law which requires a contract for construction to contain specified information regarding the names, addresses, and places of business of various parties to the contract.

STATUS:
02/16/2017 INTRODUCED.
Position: Track

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CA A 1148

Author: Steinorth (R)
Title: Commercial Property: Disclosures: Disability
Introduced: 02/17/2017
Last Amendment: 06/13/2017
Disposition: To Governor
Location: To enrollment
Summary: Requires a commercial property owner or lessor to state on every lease form or rental agreement whether or not the premises have undergone inspection by a Certified Access Specialist (CASp) which requires certain knowledge and training on standards governing access to buildings for persons with disabilities.

STATUS:
07/06/2017 In ASSEMBLY. ASSEMBLY concurred in SENATE amendments. To enrollment.
Position: Watch

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CA A 1162

Author: Bocanegra (D)
Title: Electrical Contractors: Local Permits
Introduced: 02/17/2017
Last Amendment: 03/21/2017
Disposition: Pending
Location: Senate Third Reading File
Summary: Amends an existing law which requires a county or city that requires the issuance of a permit for the construction, alteration, improvement, demolition, or repair of any building or structure to require the applicant for a permit to file a specified statement. Requires a specified licensed electrical contractor to include in this statement an additional statement regarding its licensure.

STATUS:
06/28/2017 In SENATE. Read second time. To third reading.
Position: Track

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CA A 1239

Author: Holden (D)
Title: Building Standards: Electric Vehicle Charging
Introduced: 02/17/2017
Last Amendment: 07/05/2017
Disposition: Pending
Location: Senate Transportation and Housing Committee
Summary: Expresses legislative findings and declarations relating to the adoption of building standards to increase electric vehicle charging infrastructure. Requires the Department of Housing and Community Development and the Building Standards Commission to research, develop, propose, and adopt mandatory building standards regarding electric vehicle capable parking spaces for multifamily dwellings and commercial buildings in the next triennial edition of the Building Standards Code.

STATUS:
07/05/2017 From SENATE Committee on TRANSPORTATION AND HOUSING with author's amendments.
07/05/2017 In SENATE. Read second time and amended. Re-referred to Committee on TRANSPORTATION AND HOUSING.
Position: Watch

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CA A 1250

Author: Jones-Sawyer (D)
Title: Counties: Personal Services Contracts

	Introduced:	02/17/2017
	Last Amendment:	06/21/2017
	Disposition:	Pending
	Location:	Senate Governance and Finance Committee
	Summary:	Establishes specific standards for the use of personal services contracts by counties. Requires the county to demonstrate that the proposed contract will result in costs savings to the county and to show that the contract does not cause displacement of county or city workers. Establishes liability provisions for employment law violations and torts committed in the course of providing services under contract. Imposes disclosure requirements on contracts.
	STATUS:	
	07/05/2017	In SENATE Committee on GOVERNANCE AND FINANCE: Not heard.
	Position:	Concerns OPPOSE AS WRITTEN

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CA A 1265	Author:	Caballero (D)
	Title:	Local Government: Consolidation Of Offices
	Introduced:	02/17/2017
	Last Amendment:	03/30/2017
	Disposition:	Pending
	Location:	Assembly Local Government Committee
	Summary:	Authorizes the board of supervisors in San Benito County to consolidate the duties of the offices of Auditor-Controller and Treasurer-Tax Collector into the elected office of Auditor-Controller-Treasurer-Tax Collector. Makes legislative findings and declarations as to the necessity of a special statute for the County of San Benito.
	STATUS:	
	03/30/2017	To ASSEMBLY Committee on LOCAL GOVERNMENT.
	03/30/2017	From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
	03/30/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
	Position:	Track

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CA A 1357	Author:	Chu (D)
	Title:	Home Inspectors: Roofing Contractors: Roof Inspections
	Introduced:	02/17/2017
	Last Amendment:	07/06/2017
	Disposition:	Pending
	Location:	Senate Business, Professions & Economic Development Committee
	Summary:	Exempts from provisions related to allowed practices for home inspectors a roofing contractor that performs repairs pursuant to his or her inspection of a roof for the specific purpose of providing a roof certification. Includes a report or opinion, prepared by a roofing contractor who performs a home inspection under specified circumstances, among those reports upon which a listing or selling agent may base his or her personal knowledge in order to be exempt from liability for disclosures.
	STATUS:	
	07/06/2017	From SENATE Committee on BUSINESS, PROFESSIONS AND ECONOMIC DEVELOPMENT with author's amendments.
	07/06/2017	In SENATE. Read second time and amended. Re-referred to Committee on BUSINESS, PROFESSIONS & ECONOMIC DEVELOPMENT.
	Position:	Watch

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CA A 1379	Author:	Thurmond (D)
	Title:	Certified Access Specialist Program: Funding
	Introduced:	02/17/2017
	Last Amendment:	03/30/2017
	Disposition:	Pending

	Location:	Senate Judiciary Committee
	Summary:	Extends the operation of a local business licensing fee and a building permit fee and temporarily increases the amounts of the fees. Requires local governments to retain a certain percentage of the collected fees to be deposited into the local CASp Certification and Training Fund for increased certified access specialist training and certification within the local jurisdiction.
	STATUS:	
	06/27/2017	From SENATE Committee on GOVERNMENTAL ORGANIZATION: Do pass to Committee on JUDICIARY.
	Position:	Watch

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CA A 1414	Author:	Friedman (D)
	Title:	Solar Energy Systems: Permits
	Introduced:	02/17/2017
	Last Amendment:	06/14/2017
	Disposition:	Pending
	Location:	Senate Appropriations Committee
	Summary:	Revises the definition of solar energy system to specify that a design feature additional includes any photovoltaic device or technology that is integrated into a building. Revises and reduces the maximum permit fees for photovoltaic and thermal energy systems. Authorizes permit fees that exceed certain charges under certain circumstances.
	STATUS:	
	07/05/2017	From SENATE Committee on GOVERNANCE AND FINANCE: Do pass to Committee on APPROPRIATIONS.
	Position:	Watch

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CA A 1447	Author:	Bonta (D)
	Title:	Factory-Built Housing Law: Fines
	Introduced:	02/17/2017
	Last Amendment:	03/30/2017
	Disposition:	Pending
	Location:	Assembly Housing and Community Development Committee
	Summary:	Increases the maximum amount of a fine imposed for a violation of the Factory-Built Housing Law, a building standard in the Building Standards Code relating to factory-built housing, or any other rules or regulations adopted by the Department of Housing and Community Development.
	STATUS:	
	03/30/2017	To ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT.
	03/30/2017	From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.
	03/30/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.
	Position:	Watch

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CA A 1489	Author:	Brough (R)
	Title:	Architects Practice Act
	Introduced:	02/17/2017
	Disposition:	Pending
	Location:	Assembly Business and Professions Committee
	Summary:	Provides that a licensed architect is not responsible for damage caused by construction deviating from a permitted set of plans, specifications, reports, or documents. States that a legal duty is not imposed upon an architect who signs and stamps certain plans, specifications, reports, or documents. Provides for the definition of construction observation services.
	STATUS:	
	03/16/2017	To ASSEMBLY Committee on BUSINESS AND PROFESSIONS.
	Position:	Watch

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CA A 1494	Author:	Patterson (R)
	Title:	Energy Efficiency
	Introduced:	02/17/2017
	Disposition:	Pending
	Location:	ASSEMBLY
	Summary:	Makes nonsubstantive revisions to an existing law which authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards, including appliance efficiency standards.
	STATUS:	
	02/17/2017	INTRODUCED.
	Position:	Track

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CA A 1529	Author:	Thurmond (D)
	Title:	Cross-Connection or Backflow Prevention Inspectors
	Introduced:	02/17/2017
	Last Amendment:	05/01/2017
	Disposition:	Pending
	Location:	Senate Environmental Quality Committee
	Summary:	Requires valid and current certifications for cross-connection inspection and testing or backflow prevention device inspection, testing, and maintenance that were determined by the Department of Public Health to demonstrate competency to be approved state-specific certifications until the state Water Resources Control Board promulgates specified regulations. Prohibits a water supplier from refusing to recognize statewide certifications that meet standards set by regulations of the Board.
	STATUS:	
	07/05/2017	In SENATE Committee on ENVIRONMENTAL QUALITY: Not heard.
	Position:	Track

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CA A 1671	Author:	Caballero (D)
	Title:	Backflow Prevention Assemblies
	Introduced:	02/17/2017
	Last Amendment:	04/19/2017
	Disposition:	Pending
	Location:	Senate Appropriations Committee
	Summary:	Requires the state Water Resources Control Board to update its backflow protection and cross-connection control regulations.
	STATUS:	
	06/21/2017	From SENATE Committee on ENVIRONMENTAL QUALITY: Do pass to Committee on APPROPRIATIONS.
	Position:	Track

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CA S 46	Author:	Leyva (D)
	Title:	Mobilehomes: Enforcement Actions: Sunset Provision
	Introduced:	12/05/2016
	Last Amendment:	05/26/2017
	Disposition:	Pending
	Location:	Assembly Housing and Community Development Committee
	Summary:	Removes the repeal date of the Mobilehome Parks Act, which requires the Department of Housing and Community Development or a city or county to enter and inspect mobilehome parks. Removes the repeal date of a lot fee under the Act.
	STATUS:	
	06/12/2017	To ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT.
	Position:	Track

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CA S 71

Author: Wiener (D)
Title: Electricity: Solar Energy Systems
Introduced: 01/09/2017
Last Amendment: 05/26/2017
Disposition: Pending
Location: Assembly Utilities and Energy Committee
Summary: Requires the Energy Commission to consider requiring, and authorizes the Commission to update building efficiency standards to require, a rooftop solar energy generation system, appropriately sized to be cost effective, to be installed in the solar zone of certain buildings during construction.

STATUS:
07/05/2017 In ASSEMBLY Committee on UTILITIES AND ENERGY: Not heard.
Position: Watch

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CA S 80

Author: Wieckowski (D)
Title: California Environmental Quality Act: Notices
Introduced: 01/11/2017
Last Amendment: 06/21/2017
Disposition: Pending
Location: Assembly Appropriations Committee
Summary: Amends the California Environmental Quality Act. Requires a lead agency to post certain notices on the agency's Internet Web site and to offer to provide those notices by e-mail. Requires a county clerk to post notices regarding an environmental impact report or a negative declaration on the county's Internet Web site. Requires the filing of a notice in certain cases.

STATUS:
06/21/2017 In ASSEMBLY. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.
Position: Track

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CA S 229

Author: Wieckowski (D)
Title: Accessory Dwelling Units
Introduced: 02/02/2017
Last Amendment: 07/03/2017
Disposition: Pending
Location: Assembly Local Government Committee
Summary: Authorizes an ordinance creating accessory dwelling units in single-family and multi-family residential zones to prohibit the sale or other conveyance of the unit separate from the primary residence. Extends the use of the maximum standards to a proposed accessory dwelling unit on a lot zoned for residential use, provision concerning the location of certain required replacement parking spaces, and the applicability of certain provisions concerning utility charges to special districts and water corporations.

STATUS:
07/03/2017 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
Position: Watch

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CA S 305

Author: Skinner (D)
Title: Housing: Code Compliance: Low-Interest Loans
Introduced: 02/13/2017
Last Amendment: 04/27/2017
Disposition: Pending
Location: Senate Appropriations Committee
Summary: Appropriates the specified sum from the General Fund to the Department of Housing and Community Development to provide financing to local agencies for the purpose of funding low-interest loans made by those agencies to building owners, who meet specified eligibility requirements, in order to rehabilitate eligible buildings and bring them up to current building

		standards for occupancy. Provides that financing could not exceed a certain percentage of the appraised value of the property.
	STATUS:	
	05/25/2017	In SENATE Committee on APPROPRIATIONS: Held in committee.
	Position:	Track

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CA S 330	Author:	Berryhill (R)
	Title:	Building Permit Fees: Waiver
	Introduced:	02/13/2017
	Last Amendment:	07/03/2017
	Disposition:	Pending
	Location:	Assembly Veterans Affairs Committee
	Summary:	Authorizes cities and counties to waive or reduce all building permit fees for improvements to the home of a veteran with a qualifying disability that are made to accommodate that disability.
	STATUS:	
	07/03/2017	In ASSEMBLY. Read second time and amended. Re-referred to Committee on VETERANS AFFAIRS.
	Position:	Watch

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CA S 429	Author:	Stone (R)
	Title:	Manufactured Housing: Park Model Homes
	Introduced:	02/15/2017
	Disposition:	Pending
	Location:	Senate Transportation and Housing Committee
	Summary:	Authorizes a licensed manufactured housing dealer to offer park model homes, as defined.
	STATUS:	
	02/23/2017	To SENATE Committee on TRANSPORTATION AND HOUSING.
	Position:	Track

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CA S 431	Author:	Bates (R)
	Title:	Planning and Zoning: Codes: Accessory Dwelling Units
	Introduced:	02/15/2017
	Last Amendment:	03/20/2017
	Disposition:	Pending
	Location:	Senate Transportation and Housing Committee
	Summary:	Authorize a local building inspector for five years following adoption of the ordinance or resolution to waive some or all requirements, with specified exceptions for certain health and safety requirements, of an applicable building code with respect to an accessory dwelling unit constructed prior to the specified date, for the purpose of issuing a building permit for that accessory dwelling unit.
	STATUS:	
	03/29/2017	Re-referred to SENATE Committees on TRANSPORTATION AND HOUSING and GOVERNANCE AND FINANCE and RULES.
	Commentary:	Need letter to author and Committee once bill is set for hearing (4/5)
	Position:	Oppose

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CA S 442	Author:	Newman (D)
	Title:	Public Health: Pools: Drownings
	Introduced:	02/15/2017
	Last Amendment:	03/20/2017
	Disposition:	Pending
	Location:	Assembly Health Committee
	Summary:	Requires, when a building permit is issued, that certain pools or spas be equipped with at specified drowning prevention safety features. Revises the characteristics of required safety features. Deletes an exemption for certain

		political subdivisions that adopt ordinances for swimming pools. Requires home inspections to include certain examinations of pools or spas.
	STATUS: 06/28/2017	From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Do pass to Committee on HEALTH.
	Position:	Watch

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CA S 486	Author:	Monning (D)
	Title:	Contractors State License Law: Letter of Admonishment
	Introduced:	02/16/2017
	Last Amendment:	04/20/2017
	Disposition:	Pending
	Location:	Assembly Judiciary Committee
	Summary:	Relates to the Contractors State License Law, which provides for the issuance of certain letters of admonishment to an applicant, licensee, or registrant instead of issuing a citation. Distinguishes such letters from certain complaints and requires the disclosure of such letters for a specified period.
	STATUS: 06/20/2017	From ASSEMBLY Committee on BUSINESS AND PROFESSIONS: Do pass to Committee on JUDICIARY.
	Position:	Track

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CA S 530	Author:	Vidak (R)
	Title:	Employee Housing: Agricultural Employees
	Introduced:	02/16/2017
	Disposition:	Pending
	Location:	Senate Transportation and Housing Committee
	Summary:	Amends the Planning and Zoning Law. Requires that certain agricultural worker housing be deemed an agricultural land use for purposes of the general plan of a local agency and, except as provided, prohibits a local agency from requiring a conditional use permit or other discretionary permit, zoning variance, or other zoning clearance for that housing that is not required for any other agricultural use within the same Zone. Provides for building standards.
	STATUS: 03/02/2017	To SENATE Committees on TRANSPORTATION AND HOUSING and GOVERNANCE AND FINANCE.
	Position:	Track

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CA S 721	Author:	Hill (D)
	Title:	Contractors: Decks and Balconies: Inspection
	Introduced:	02/17/2017
	Last Amendment:	05/15/2017
	Disposition:	Pending
	Location:	Senate Judiciary Committee
	Summary:	Requires an inspection of building assemblies and associated waterproofing elements, including decks and balconies, for buildings with more than a certain number of multifamily dwelling units by a licensed architect, civil or structural engineer, or building inspector or official at certain intervals. Requires certain notifications. Imposes requirements on boards of directors of common interest development.
	STATUS: 05/24/2017	Re-referred to SENATE Committee on JUDICIARY.
	Commentary:	Letter to author sent 3/20. Need to send letter to committee by 3/27.
	Position:	Oppose-Unless-amend

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