

**CAHB Legislative Action Plan 2021**

(Altered by GAC 11/19/2020)

**Priorities:**

❖ **Affordable/Workforce Housing**

- Accessory Dwelling Units
- Position Statement – define what affordable housing is?

❖ **Construction Litigation Reform**

- Monitor legislation that would alter the prosecution of construction defects cases or change the current litigation environment.
- Monitor arbitration reform bills, oppose anything that would eliminate gains from HB17-1279 or the *Vallagio* decision
- Oppose any direct attempts to override the *Vallagio* decision
- Condo Conversions
- Safe Harbor for multifamily for-sale builder/developer who follow and document best-practices in construction

❖ **Employment Law Issues**

- FAMLI – Prop 118 implementation
- Employee discrimination litigation
- Employee misclassification
- Upstream liability for independent contractor claims
- Labor Peace Act
- Minimum wage order
- Arbitration as it relates to employment matters

❖ **Green Building and Energy Efficiency**

- New homes solar-ready
- Mandated option to provide only electric service to new residential construction
- Monitor attempts to mandate net-zero energy construction
- Energy Benchmarking

❖ **Impact Fees**

- Consider measures that would provide adequate notice on impact fee proposals and updates.
- Fight efforts to increase the use of and amounts of impact fees that are tied to new residential development.

❖ **Oil and Gas surface owner's protections**

- Monitor and act on legislative action that may impact development and surface owner's rights and fight potential legislative efforts that would increase "reverse" setback requirements and enabling land use planning processes and procedures

❖ **Public Finance for development infrastructure**

- Monitor changes to special districts
- Monitor significant restrictions on the use of public finance methods for public improvements
- Monitor changes in Urban Renewal Authority rules

❖ **Retainage**

- Oppose efforts to legislate private contract provisions

❖ **Water Resources**

- Monitor legislative efforts that would impact water rights and the ability to provide water resources for new housing
- Monitor legislation and other efforts that increase or regulate the processes and procedures in computing and managing water tap charges.
- Fight any efforts to leverage water supply or environmental concerns to unreasonably restrict new housing proposals.
- Monitor creation / authorization of a Dredge & Fill Permitting Program

❖ **Workforce Development**

- Measures to Expand and Train Construction Workforce

❖ **Growth Limitation Measures\*\***

## **Concerns/Monitor:**

1. Building Codes - Oppose efforts to expand code adoption beyond electric, plumbing and energy codes at the state level.
2. Municipal plumbing inspections
3. Mechanics Lien Laws
4. Changes in Storm Water Management
5. Visitability Standards
6. Homeowners Association/CCIOA Law
7. Floodplains/Wetlands Regulations
8. Nutrients Management Control Regulation
9. Public Utilities – Line extension policy changes
10. Clarify definition of residential land for assessment purposes.
11. Movement to amend or restrict SFD zoning or attempts to broaden inclusionary zoning policies.

\*\*Not a current legislative policy issue but vital public policy issue.