

CAHB Legislative Action Plan 2023

Defensive Priorities:

❖ **Affordable/Workforce Housing**

- Monitor/oppose expected proposal to grant local governments first-right-of-refusal on sale of apartment buildings
- Governor's office proposals
- Prop 123 implementation

❖ **Property Transfers**

- Preserve ability for private property transfers between the parties

❖ **Construction Litigation Reform**

- Monitor legislation that would alter the prosecution of construction defects cases or change the current litigation environment, including opposing any attempts to change the Vallagio decision
- Monitor arbitration reform bills, oppose anything that would eliminate gains from HB17-1279 or the *Vallagio* decision
- Condo Conversions
- Safe Harbor for multifamily for-sale builder/developer who follow and document best-practices in construction
- Support efforts to develop public properties and gain immunity from litigation
- Review possible proposals for right-to-repair

❖ **Employment Law Issues**

- Employee discrimination litigation
- Employee misclassification
- Upstream liability for independent contractor claims
- Labor Peace Act
- Arbitration as it relates to employment matters

❖ **Green Building and Energy Efficiency**

- New homes solar-ready
- New home EV charging mandates
- Mandated limit to provide only electric service to new residential construction
- Monitor attempts to mandate net-zero energy construction
- Energy Benchmarking
- attempts to prohibit low-cost energy sources such as natural gas

❖ **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.

❖ **Development Infrastructure**

- Changes to special districts/metro districts

❖ **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

❖ **WUI/Wildfire**

- WUI Building Codes

❖ **Workforce Development**

- Measures to Expand and Train Construction Workforce
- CICC Funding

Offensive Priorities:

❖ **Affordable/Workforce Housing**

- Streamline processes and costs for permitting and local approvals
- State-owned property development

❖ **Metro Districts/Special Districts**

- Proactive metro districts bill

Concerns/Monitor:

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