

CAHB Legislative Action Plan 2024

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
- Include housing affordability analysis on all bills that impact us.

❖ **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

❖ **Disabled Housing**

- Disability Rights Task Force
- ADA requirements and changes

❖ **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
- ❖ **Construction Litigation Reform**
 - Delegable duties
 - Right to Remedy
 - CCIOA Changes
- ❖ **Insurance Availability**

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
8. Movement to amend or restrict SFD zoning or attempts to broaden inclusionary zoning policies.