



CAHB Legislative Action Plan 2025

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
 - Transfer taxes/fees
- ❖ **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
 - Wage theft
- ❖ **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.

