



SENATE FLOOR ALERT

**FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA CHAPTER
RURAL COUNTY REPRESENTATIVES OF CALIFORNIA
LEAGUE OF CALIFORNIA CITIES
URBAN COUNTIES OF CALIFORNIA
CALIFORNIA STATE ASSOCIATION OF COUNTIES
CALIFORNIA BUILDING OFFICIALS**

DATE: AUGUST 10, 2018

SUBJECT: NOTICE OF OPPOSITION TO AB 2913 (WOOD) – UNLIMITED LIFE FOR BUILDING PERMITS POTENTIALLY DELAYING HOUSING FOR YEARS - ON SENATE FLOOR

On behalf of the the American Planning Association, California Chapter (APA CALIFORNIA), Rural County Representatives of California (RCRC), the League of California Cities (LCC), the Urban Counties of California (UCC), the California State Association of Counties (CSAC), and the California Building Officials (CALBO), **our organizations have respectfully taken an oppose position on AB 2913 for the following reasons:**

AB 2913 as amended extends the initial life of a building permit FOREVER if the developer puts a hole in the ground within 12 months, unless the project is “abandoned”.

Since “abandoned” isn’t defined, it is unclear how a city and county can ensure it makes progress toward its Regional Housing Need Assessment when developers have no deadline for building housing.

Discussion in the Senate Transportation and Housing Committee appeared to only extend the original life of the permit from the existing 6 months to one year. As amended though, the bill now instead limits the life of the permit to one year only if the project isn’t commenced within a year or has been abandoned. Otherwise, it has no time limit and goes on in perpetuity.

Even after “commencing a project”, if the housing project is suspended for an indefinite period of time -- years and years -- the permit would continue, no extensions needed and no new building code requirements applied.

It is the project applicant that determines when the initial building permit is pulled – they can wait until they have their financing, contractors and building materials lined up. There is no deadline to pull the permit BUT THE STATE SHOULD ENCOURAGE HOUSING PROJECTS TO BE BUILT AS SOON AS POSSIBLE AFTER THE PERMIT IS PULLED.

Given the impacts of the devastating fires and floods last year, our organizations would support a temporary extention of residential building permits in those declared disaster areas. However, we cannot support an unlimited statewide building permit extension for housing projects that will never get built and will tie up valuable housing sites for years.

For questions please contact Sande George, APA California, sgeorge@stefangeorge.com; Jason Rhine, League, jrhine@cacities.org; Chris Lee, clee@counties.org, CSAC; Tracy Rhine, RCRC, TRhine@rcrcnet.org; Jolena Voorhis, Urban Counties, Jolena@UrbanCounties.com; Katie Almand, kaland@calbo.org.

cc: Governor’s Office, Senate Housing & Transportation Committee, OPR, Republican Caucus