



2024 TOP 8 PRIORITY BILLS



Industry Sponsored Legislation

AB 2433 (Quirk-Silva; D-Fullerton)

Private Permitting Review and Inspection Act

Addresses the lengthy delays in the building permit process by introducing flexibility in fee structures, inspection timelines, and the conditional utilization of private professional services.

AB 3196 (Nguyen; D-Elk Grove)

Demurrer Hearing Timetable

Enhances efficiency of legal processes in commercial property disputes. By setting a definitive schedule for demurrer hearings, AB 3196 will reduce delays and financial hardships faced by small property owners and new small businesses.

Priority Support Legislation

AB 3068 (Haney; D-San Francisco)

Adaptive Reuse Incentives

The "Adaptive Reuse Investment Incentive Program" and "Office to Housing Conversion Act" aim to promote the conversion of existing nonresidential buildings into residential or mixed-use spaces by allowing cities and counties to offer financial incentives for adaptive reuse projects and streamlining the approval process for converting buildings.

AB 2910 (Santiago; D-Los Angeles)

Conversion of Commercial or Industrial Buildings

Aims to leverage underutilized commercial buildings for residential use to facilitate the conversion of commercial or industrial buildings into residential units. Allows pro-housing jurisdictions with compliant housing elements to adopt alternative building regulations.

[For status updates on these bills click here.](#)



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Priority Support

SB 1227 (Wiener; D-San Francisco)

SF CEQA Exemption

Introduces CEQA exemptions for development projects within a specified "downtown revitalization zone" in San Francisco, with the aim of promoting urban development while protecting key resources. Specifies conditions for exemption, focusing on zoning compliance and inclusionary housing requirements.

Priority Oppose

SB 1103 (Menjivar; D – Van Nuys)

Detrimental Commercial Lease Mandates

Includes commercial rent control provisions for certain retail properties/tenants. Proposes to cap security deposits at one month's rent, and fails to differentiate between the dynamics of business-to-business and business-to-individual transactions.

Priority Oppose

AB 2364 (Rivas; D-Los Angeles)

Unrealistic Janitorial Quotas

Sets impractical production rate limits for janitorial work, potentially requiring 16 extra staff for large buildings and increasing costs by \$100,000 monthly. Cuts the amount of space a janitor can clean by more than half the current average of 5,000-6,000 square feet.

AB 2374 (Haney; D-San Francisco)

Costly Custodian Mandates

Would transform the Displaced Janitor Opportunity Act into a joint liability statute under which any size company becomes liable for the failure of a contractor to comply with the Act. Would be burdensome and result in higher operating costs.

[For status updates on these bills click here.](#)