

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Randi Johl, Director of Legislative Affairs/City Clerk

DATE: April 8, 2025

SUBJECT: Receive Presentation Regarding Assembly Bill 306 Regarding Building Regulations and Consider Adoption of a Position (At the Request of Council Member Rahn)

PREPARED BY: Randi Johl, Director of Legislative Affairs/City Clerk

RECOMMENDATION: That the City Council receive a presentation regarding Assembly Bill 306 regarding building regulations and consider adoption of a position.

BACKGROUND: On March 25, 2025, the City Council unanimously approved the placement of this item on the agenda at the request of Council Member Rahn. Assembly Bill 306 (AB 306) was introduced on January 23, 2025 by Assembly Member Schultz and Speaker Rivas. The bill passed unanimously from the Assembly Housing and Community Development and Assembly Appropriations committees. The bill also passed out of the house of origin to the second house. The support and opposition on record to date are noted on attached bill analysis.

As indicated in the analysis, AB 306 imposes a moratorium on the adoption or modification of new state and local building standards affecting residential units from June 1, 2025 until June 1, 2031, with limited exceptions. The major provisions of the bill are as follows:

1. Prohibits the California Building Standards Commission (CBSC) and any other adopting agency, from June 1, 2025, until June 1, 2031, from considering, approving, or adopting any proposed building standards affecting residential units unless any of the following conditions is met:
 - (a) The CBSC deems those changes necessary as emergency standards to protect health and safety;
 - (b) The building standards are related to home hardening and are proposed for adoption by the Office of the State Fire Marshal (SFM);
 - (c) The building standards are proposed for adoption in relation to the SFM's study of standards for single-exit, single stairway apartment houses with more than two dwelling units in buildings above three stories; or
 - (d) The building standards are proposed for adoption pursuant to an adaptive reuse standards working group, to reduce potable water use in new residential buildings, or

to support risk-based water quality standards for the onsite treatment and reuse of non-potable water for certain residential buildings, as specified.

2. Prohibits a city or county from making changes or modifications to building standards affecting residential units, including to green building standards, from June 1, 2025 until June 1, 2031, unless one of the following conditions is met:
 - (a) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of January 1, 2025;
 - (b) The CBSC deems those changes or modifications necessary as emergency standards to protect health and safety;
 - (c) The changes or modifications relate to home hardening; or
 - (d) The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to existing provisions governing the proposal of new standards by fire protection districts.

3. Requires CBSC to reject a modification or change to any building standard affecting a residential unit filed by the governing body of a city or county, from June 1, 2025 until June 1, 2031, unless one of the conditions in 2 above is met.

AB 306 has an urgency clause which indicates the bill must have a 2/3 final vote to pass. The Cal Cities Housing Policy Committee and Environmental Quality Policy Committee considered an advisory recommendation for the Board on March 27-28, 2025. The Housing Committee voted to support the legislation while the Environmental Quality Committee voted to oppose the legislation. The Cal Cities Board will consider a final position on AB 306 at its mid-April meeting.

It is recommended that the City Council consider the item and provide staff with related direction. Pursuant to the City's Legislative Platform, legislation consistent/inconsistent with the platform may be supported/opposed. Additional positions include "Support if Amended" and "Oppose Unless Amended". Lastly, the City may provide a letter of concern or interest without taking a formal position.

FISCAL IMPACT: None

ATTACHMENTS:

1. AB 306 – Bill Text
2. AB 306 – Floor Bill Analysis
3. AB 306 – Cal Cities Agenda Report