

HOUSING KILLERS AND CREATORS

California Building Industry Association

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California Building Industry Association Unveils List of Housing Killers and Housing Creators Legislation

Sacramento, CA – The [California Building Industry Association](#) (CBIA) today released its 2025 list of bills designated as [Housing Creators and Housing Killers](#). Bills on the Housing Creators list reduce barriers to home construction and help address the need for more homes in California. Bills on the Housing Killers list exacerbate the state’s housing crisis by increasing costs and other barriers to building homes for Californians throughout the state.

“Adequate housing to meet community needs is crucial for community stability and strength, and homeownership is the most significant tool for building wealth for families,” said Dan Dunmoyer, CBIA President and CEO. “CBIA is proud to work with policy leaders, including the authors of these Housing Creator bills and the Governor’s Office, on policies that will help to fast-track housing production by reducing regulatory barriers that add costs and delay home construction.

“Unfortunately, costly and restrictive home construction policies have led to a housing policy crisis, resulting in limited housing stock,” Dunmoyer added. “California’s insufficient housing supply has caused a persistent scarcity of attainable homes for middle- and low-income families. The bills designated as Housing Killers would add to this problem by making home construction either prohibitively expensive or outright impossible. We urge policymakers to reject these Housing Killers that would make home ownership and rental opportunities even further out of reach for many Californians.”

2025 Housing Creators Legislation

AB 226 (Calderon and Alvarez): Increases stability of the insurance market and helps address the housing crisis by authorizing the California Infrastructure and Economic Development Bank (IBank), upon the request of the California Fair Access to Insurance Requirements Plan (FAIR Plan), to issue bonds, increase liquidity and claims-paying capacity of the FAIR Plan, and repay bonds issued for that purpose.

AB 712 (Wicks): Establishes minimum uniform, consistent, transparent, fair, and effective standards for holding public agencies accountable when a court finds they have violated housing reform laws. Specifically, AB 712 ensures that if a housing development applicant sues a public agency to enforce these laws and wins the case, they are entitled to recover reasonable attorney’s fees and legal costs.

AB 782 (Quirk-Silva): Eliminates unnecessary costs and delays to housing production by prohibiting local governments from requiring duplicative bonding or other financial assurances related to subdivision improvements that will be privately owned and maintained.

AB 1007 (Rubio): Expedites the approval of housing by shortening the time frame for state and regional agencies to approve or disapprove applications for housing development projects for which they are a responsible agency, but not the lead agency.

AB 1276 (Carrillo): Provides greater certainty for housing developers by ensuring that the regulations and requirements set by state and regional agencies are fixed at the time a project application is submitted. It also requires these agencies to apply a “reasonable person” standard when determining whether a proposed housing project aligns with relevant regulatory plans.

SB 489 (Arreguín): Plugs gaps in the permitting process by requiring state and regional agencies to post their application requirements online, and by ensuring that all decisions are either covered by the “shot clocks” included in the Permit Streamlining Act or post-entitlement permit statutes.

2025 Housing Killers Legislation

AB 52 (Aguiar-Curry): Substantially broadens the California Environmental Quality Act (CEQA) consultation process with California Native American tribes. However, it does so in a way that could create an indefinite CEQA review cycle, leaving projects without certainty—even after environmental documents are certified and all necessary permits have been approved. Moreover, AB 52 could require projects to be permanently halted even after construction has begun. This approach overlooks the comprehensive tribal consultation process already built into the early stages of project planning, which is specifically designed to surface and address these critical issues upfront—helping to prevent delays and ensure timely delivery of much-needed housing for California families.

AB 902 (Schultz): Requires metropolitan planning agencies to duplicate work that has already been done to establish new habitat corridors that would become an obstacle to development and transportation projects. This would drive up costs and add regulatory burdens to housing production by layering duplicate requirements onto regional transportation planning and development efforts aimed at mitigating barriers to wildlife movement.

AB 1157 (Kalra): Poses a significant barrier to the development of new rental housing by making California’s existing rent control laws even more restrictive. AB 1157, among other provisions, extends rent control to single-family homes and condominiums owned by individuals and families—many of whom are already struggling with rising costs for maintenance, insurance, and utilities. In a market already challenged by high interest rates, tariffs, and soaring construction costs, this bill further discourages both private and institutional investment, ultimately leading to fewer homes being built for California’s families.

SB 601 (Allen): Exacerbates California’s housing crisis by imposing burdensome new water quality regulations on housing projects and introducing a broad private right of action that would allow anyone to sue homebuilders—potentially recovering attorney’s fees and triggering significantly higher penalties. While proponents argue that SB 601 is needed in response to a U.S. Supreme Court decision limiting federal regulations, the bill as written goes far beyond what federal law previously

required. Moreover, SB 601 eliminates a critical safeguard that requires regional water boards and the State Water Resources Control Board to consider economic impacts, housing needs, recycled water use, and feasibility when issuing discharge requirements or permits. This safeguard was originally enacted to ensure housing considerations were integrated into water regulation decisions.

SB 682 (Allen): Grants the Department of Toxic Substances Control unchecked authority to determine which building products can be used in housing construction, imposing sweeping and arbitrary restrictions that would severely disrupt homebuilding across California. By banning essential materials – from heat pumps to electrical cabling – SB 682 drives up housing costs, jeopardizes safety, and further exacerbates the state’s housing crisis.

CBIA Supports “[Housing for All](#).” CBIA members build housing across the affordability spectrum to meet the needs of all Californians, including urban infill, multi-family units, condos, apartments, single-family homes, accessory dwelling units (ADUs), and master planned communities. CBIA is dedicated to expanding California’s housing supply using the latest fire safety science, modern building codes, and advanced construction techniques to create safer, more energy-efficient homes and communities while working with policymakers to reduce barriers that slow and increase costs for home production.

About the California Building Industry Association

The [California Building Industry Association](#) is a statewide trade association based in Sacramento representing thousands of member companies including homebuilders, trade contractors, architects, engineers, designers, suppliers and industry professionals in the homebuilding, multi-family and mixed-use development markets. CBIA members build nearly 9 out of 10 new housing units built in California, including charity homes, legally defined affordable housing, middle-class market-rate housing, and luxury homes.

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