

HOUSING KILLERS AND CREATORS

California Building Industry Association

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California Building Industry Association Identifies 2026 Housing Killers and Housing Creators

Sacramento, CA – The [California Building Industry Association](#) (CBIA) today announced its [2026 Housing Creators and Housing Killers](#) list, highlighting key legislation currently under consideration by the California State Legislature that could either accelerate or obstruct the development of the millions of homes that California needs to address its housing shortage.

Bills designated as “Housing Creators” cut costly regulatory barriers, streamline approvals, increase housing production and improve affordability. Recognizing that homeownership plays a vital role in community stability and long-term wealth building, CBIA’s Housing Creators list also emphasizes the urgent need for more housing of all types across the state.

Conversely, bills on the “Housing Killers” list are proposals that would deepen the state’s housing challenges by driving up costs, adding delays, and introducing new obstacles to housing production, ultimately limiting supply and reducing opportunities for Californians seeking a place to call home.

“California must plan, permit and build more than 2.5 million new homes by 2030 to meet current demand,” said **Dan Dunmoyer, CBIA President and CEO**. “To help California meet the pressing need for more homes, policymakers must reduce barriers that impede the production of housing. CBIA is proud to work with Housing Creator bill authors on policy solutions that will remove unnecessary regulatory hurdles that add costs and delays to housing projects. We remain committed to working with policy leaders in the Legislature and the Governor’s Office on reforms to address our state’s housing shortage.”

2026 Housing Creator Legislation

AB 1621 (Wilson): Builds upon existing law governing post-entitlement permits by strengthening timelines and accountability for local public agency action during the post-entitlement phase. This measure would reduce delays during the construction plan check process by streamlining post-entitlement building permit reviews and enforcing clear, predictable timelines once a housing project has been approved, thus delivering much needed housing to families more quickly.

AB 1710 (Carrillo): Strengthens certainty in the housing permitting process to help housing get built faster and more affordably for California’s families. By ensuring that once a complete application is submitted, clear and consistent state and regional agency rules apply throughout project review and approval, AB 1710 reduces unpredictable regulatory changes that delay projects and drive up costs.

AB 1903 (Wicks): Increases the amount of homeownership housing built in California by reducing unscrupulous construction defect litigation that often limits the development of condominiums while ensuring homeowners get speedier repairs. Currently, the costs and uncertainty affiliated with construction defect litigation have become a substantial impediment to the construction of condominiums, which are an essential entry-level homeownership option. AB 1903 will foster the development of more condominium housing by strengthening the right to repair, improving transparency in construction defect claims, and encouraging repairs instead of litigation.

AB 2044 (Petrie-Norris): Prohibits the California Building Standards Commission from adopting a proposed building standard that lacks a completed statement of the estimated cost of compliance, including the related assumptions used to determine that cost. California’s existing building codes are the most energy-efficient and protective of health and life safety in the nation. The cumulative impact of state building code updates adopted over the past 15 years are estimated to add \$50,000 to \$100,000 per single-family unit. AB 2044 adds transparency to the regulatory process.

2026 Housing Killer Legislation

AB 1881 (Ramos): Supersedes and interferes with California’s existing good-faith tribal consultation framework by imposing a consent-based regime that would effectively grant individual tribes veto power over housing and other critical infrastructure projects. The bill also includes overly broad and vague terms, establishes a freestanding private right of action, and contains categorical confidentiality provisions that operate entirely outside of the California Environmental Quality Act (CEQA) and layer duplicative obligations on local governments and project proponents. AB 1881 threatens to slow or stop critical housing development by imposing new, onerous regulatory constraints, making it more difficult for families to find a place to call home.

AB 2569 (Hart): Expands CEQA by redefining “environment” and “significant effect on the environment” to require analysis of how existing natural hazards, pollution, and other adverse environmental conditions affect future residents, legislatively overturning the California Supreme Court’s 2015 decision in *CBI v. BAAQMD* that rejected this “reverse CEQA” approach. AB 2569 would create sweeping new grounds for litigation against proposed projects seeking to create more housing for California’s working families.

SB 1075 (Reyes): Expands the role of community emissions reduction programs in ways that will create additional constraints on local land use decisions, particularly in already overburdened communities where housing is most needed. This added layer of regulatory compliance risks compounding existing barriers to housing under CEQA and other environmental laws, making it more difficult to build homes for working families. SB 1075 would ultimately exacerbate our state’s housing policy crisis.

SB 1182 (Allen): Requires homebuilders to obtain insurance premium quotes decades before a project is constructed at the earliest stages of entitlement when critical project details are unknown and subject to change. At that point in the process, applicants frequently cannot determine whether a site will ultimately include residential units, open space, or public infrastructure. There is no insurance product sold anywhere in the world to provide meaningful or reliable quotes for projects during these early stages of the development process. SB 1182 will stifle housing development for working families by imposing new regulatory barriers that are not based in reality.

“Our state already has the most complex and time-consuming entitlement and permitting processes in the nation,” **Dunmoyer** continued. “Each new layer of review, consultation, and potential litigation adds cost and delay, ultimately driving up costs for housing, energy, and water, and reducing the number of housing units, energy, and infrastructure projects built. With decades of housing underproduction and a statewide housing policy crisis, growing energy needs, and significant unmet infrastructure needs in transportation, water, climate resilience, and disaster preparedness, California cannot afford additional housing killers.”

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 in California, including charity homes, legally defined affordable housing, middle-class market-rate housing, and luxury homes.

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