



2026 END OF SESSION LEGISLATIVE REPORT

BOMA CALIFORNIA

SEPTEMBER 2026

BY THE NUMBERS – BROAD ENGAGEMENT ACROSS OFFICE, INDUSTRIAL, AND RETAIL REAL ESTATE



2,332

Bills introduced



350+

Tracked for
CRE impact



3

Sponsored bills



125+

Directly engaged



42

Concerned bills
defeated/fixed

BIG PICTURE: DEFENDING COMMERCIAL REAL ESTATE

Three permit-streamlining bills reached the Governor's desk at once. AB 2418, sponsored by BOMA CA, sets plan-check deadlines for nonresidential projects. AB 1693 does the same for retail tenant improvements. AB 1621 caps plan checks at two rounds for housing and mixed-use projects. Each one attacks the months between a signed lease and an open door.

Defense took even more work and coordination across the chapters. A last-minute gut-and-amend to end the 2026 Legislative Session, SB 716, targeted commercial property and business operations under the guise of addressing cold-storage fires. BOMA California and our partners helped defeat it in Assembly Local Government, but proponents revived it through rule waivers. It survived a lengthy floor fight on the final day of session and reached the Governor's desk.

That work extended well beyond the Capitol. BOMA California pushed back with local chapters against multiple proposed air district warehouse Indirect Source Rules, engaged on General Plan changes in multiple cities that would have harmed industrial-land zoning, and organized a broad coalition around the Energy Commission's proposed statewide Building Performance Standards, bringing real estate, business, goods movement and employer organizations behind a common position.

2026 SESSION RESULTS

BOMA CALIFORNIA SPONSORED BILLS

AB 2418 (González) - Non-Residential Permit Streamlining

Sets plan-check deadlines and lets applicants use a private plan checker when the city misses them.

OUTCOME: ON GOVERNOR'S DESK - SIGNATURE REQUESTED

AB 1995 (Patel) - Lithium-Ion Battery Fire Safety

Shapes battery storage fire rules that land on commercial buildings.

OUTCOME: HELD AFTER CBPA NEGOTIATED INDUSTRY SEAT ON BATTERY ENERGY STORAGE SYSTEMS (BESS) WORKGROUP

AB 1606 (Nguyen) - Business Cleanup Relief Act

Tax credit for encampment and illegal-dumping cleanup on your property.

OUTCOME: HELD IN ASSEMBLY APPROPRIATIONS

SUPPORTED LEGISLATION SIGNED INTO LAW

AB 1834 (Patel) - Mixed-Use Streamlining

Exempts mixed-use zoned land from tentative map requirements, saving 9 to 12 months.

OUTCOME: CHAPTERED

AB 2044 (Petrie-Norris) - Building Standards Cost Estimates

Requires cost-of-compliance estimate before new building standards can be adopted.

OUTCOME: CHAPTERED

SB 963 (Laird) - Coastal Permit Appeals

Sets deadlines for coastal commission action on permit appeals.

OUTCOME: CHAPTERED

SB 1008 (Ochoa Bogh) - CEQA Exemption: Railroad Crossings

CEQA exemption for railroad grade-crossing closures.

OUTCOME: CHAPTERED

SIGNATURE REQUESTED

AB 2418 (González) – Non-Residential Permit Streamlining
CBPA-sponsored. See page 1.

POSITION: SPONSOR

AB 1693 (Zbur) – Retail Tenant Improvement Streamlining
Lets a qualified certifier sign off on retail TI, with 20-day permit decisions.

AB 1621 (Wilson) – Plan Check Limits

Caps plan checks at two on housing and qualifying mixed-use permits unless the agency makes written health or safety findings.

SB 344 (Weber Pierson) – San Diego Housing EIR

Deems the Midway Rising EIR sufficient once San Diego certifies it, limiting further CEQA challenges.

SB 958 (Weber Pierson) – Building Height CEQA

Bars added height alone from counting as a significant CEQA impact on non-industrial infill. Statewide.

SB 1398 (Susan Rubio) – Green Globes Certification

Allows Three Green Globes as an alternative to LEED Gold on state projects.

FIXED / NEUTRAL

AB 817 (Gonzalez) – Cold Storage Contingency Fund

Blocks cold storage permits unless the operator funds a community reserve.

POSITION: NEUTRAL AFTER AMENDMENTS / AGREEMENT TO WORK NEXT YEAR

SB 1359 (Stern) – Gas Infrastructure Reporting

Annual utility reporting now, but the original version threatened gas service to buildings.

POSITION: NEUTRAL AFTER LATE AMENDMENTS NARROWED BILL

AB 2313 (Berman) – Gas Line Electrification Buyout

Utilities pay owners, including of rentals, to drop gas rather than replace the line.

POSITION: NEUTRAL AFTER LATE AMENDMENTS NARROWED BILL

VETO REQUESTED

SB 716 (Durazo) – Commercial Fines Expansion

Fines to \$50,000 per violation on nonresidential buildings 20,000 sq ft and up. CBPA/BOMA CA leading the coalition.

POSITION: STRONG OPPOSE

SB 954 (Blakespear) – Advanced Manufacturing CEQA Rollback

Pulls industrial projects back into CEQA review after the SB 131 exemption.

POSITION: STRONG OPPOSE

SB 1203 (Smallwood-Cuevas) – Security Guard Mandates

Raises guard training and staffing costs for every business that uses private security.

AB 1776 (Aguiar-Curry) – COMPETE Act

Extends the Cartwright Act to single-firm conduct, past federal antitrust limits.

AB 40 (Bonta) – Coal Terminal EIR

Full EIR for bulk coal terminals over 5 million tons a year, retroactive to June 2026.

SB 1087 (Cabaldon) – Sustainable Communities Strategies

Recasts SB 375 and ties state transportation and planning funds to consistency with regional strategies.

AB 1383 (McKinnor) – Public Pension Costs

Lowers the PEPRA retirement age for public safety employees, raising CalPERS and local government costs.

DATA CENTER BILL

SB 886 (Padilla) – Data Center Tariffs

Cost-allocation rules that could later reach cold storage, logistics or manufacturing.

SB 887 (Padilla) – Data Center CEQA Review

Removes CEQA exemptions from one building type while comparable projects keep them.

AB 2383 (Zbur) – Fair Share in Energy Act

A separate CPUC rate class for one property type, and a model for others.

AB 1577 (Bauer-Kahan) – Data Center Reporting

New Energy Commission reporting duplicating what utilities already collect.

AB 2619 (Papan) – Data Center Water Disclosure

Business licensing turned into a resource-use enforcement tool, under penalty of perjury.

LEGISLATIVE WINS: BIGGEST THREATS TURNED BACK

SB 1075 (Reyes) Local land-use decisions bound to community emissions reduction plans. **KILLED**

AB 1777 (Garcia) Statewide CARB indirect source rule and fee authority over warehouses and ports. **KILLED**

SB 982 (Wiener) One named industry exposed to suits over unproven claims. Precedent risk for any sector. **KILLED**

SB 667 (Archuleta) Detector mandates plus a 7,500-foot train-length cap and 10 mph limits on non-compliant track. **AMENDED**

AB 1742 (Chen) Process-server access into secured commercial buildings. **PULLED**

AB 1869 (Haney) Hotel REIT tax status at risk over operational control. **KILLED**

AB 2108 (Sharp-Collins) Pretrial diversion for retail theft, with records cleared on completion. **KILLED**

SB 493 (Becker) War added to the emergencies triggering the 10% cap on rents and prices. **HELD**