

CA Local Government Affairs Committee Unanimously Approves NAIOP SoCal-backed Legislation to Expedite Local Permits and Plan Inspections

Sacramento, CA (April 11, 2024) – On April 10, the California State Assembly Local Government Committee voted unanimously to support AB 2433, which would address lengthy delays in the building permitting process by introducing flexibility in fee structures and inspection timelines. AB 2433 is authored by Assemblymember Sharon Quirk-Silva (D-67) and co-sponsored by NAIOP SoCal and the California Business Properties Association (CBPA).



“I thank Assemblymember Quirk-Silva, Chairman Juan Carrillo, and members of the Local Government Committee for their leadership and support of AB 2433,” said Tim Jemal, CEO, of NAIOP SoCal. “NAIOP SoCal committed nearly four years ago to become more proactive in legislative advocacy to find solutions that support jobs and economic growth in commercial real estate. Receiving unanimous, bipartisan support from the Local Government Committee reflects the significant progress we have made to elevate our legislative affairs program.”

Known as the California Private Permitting Review and Inspection Act, AB 2433 seeks to address lengthy delays in the building permitting process by introducing flexibility in fee structures and inspection timelines. Significantly, the bill would also allow for the conditional use of private professional services, suggested by the state, for plan-checking and inspections if a local agency fails to meet a 30-day deadline for such services. The ability for property owners to engage with suggested private professionals is important because it would function as a safeguard against project delays and reinforce the commitment to maintaining project timelines without undermining the primary responsibilities of local agencies.

NAIOP SoCal Board of Directors Member and Rexford Industrial Chief Investment Officer, Patrick Schlehuber, testified in support of AB 2433 alongside CBPA Senior Director of Government Relations, Skyler Wonnacott. Jemal and CBPA CEO Matthew Hargrove also spoke in support of the bill during the hearing.

“Patrick and Skyler provided powerful testimony and successfully made the case for the need to enact AB 2433. Our Government Relations Consultant Jose Cornejo and Government Affairs Manager Mihran Toumajan did an outstanding job connecting with legislators and ensuring our voice was heard. I am very proud of this team effort,” added Jemal.

AB 2433 will next be heard in the CA State Assembly Committee on Housing and Community Development.

For more information, contact Mihran Toumajan (mtoumajan@naiopspcal.org / 714-550-0309).

About NAIOP SoCal: NAIOP SoCal, the Commercial Real Estate Development Association, comprises more than 1,200 members serving southern California. NAIOP SoCal is the leading organization in Southern California for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. NAIOP SoCal advances responsible commercial real estate development and advocates for effective public policy. For more information, visit www.naiopsocal.org.



NAIOP SoCal Board of Directors Member Patrick Schlehuber (Rexford Industrial) testifies on the merits of AB 2433 before the CA Assembly Local Government Committee.



CA State Assemblymember Sharon Quirk-Silva introduces AB 2433 to fellow Assemblymembers serving on the Local Government Committee.



NAIOP SoCal CEO Tim Jemal delivers public comments in support of AB 2433 before Members of the Local Government Committee.

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