

**MOTION**

Chaptered into law on October 9, 2025, Assembly Bill 671 (Wicks, Chapter 470, Statutes of 2025) requires a local building department to allow a qualified professional certifier to certify compliance with applicable building, health, and safety codes for a tenant improvement relating to a restaurant.

The new law imposes new requirements on the City. Assembly Bill (AB) 671 requires the local building department to approve or deny an application pursuant to AB 671 within 20 business days of receiving a complete application. If the local building department does not approve or deny the application within 20 business days of receiving a complete application, the certified plan is deemed approved for permitting purposes, provided that all fees and required documents have been submitted.

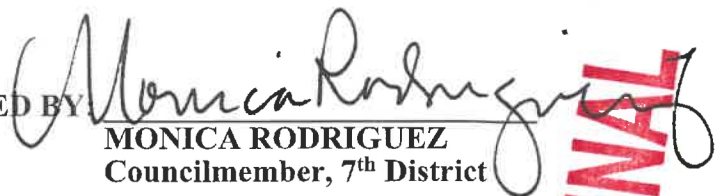
In cases where an application is denied, AB 671 allows an applicant to resubmit corrected plans addressing deficiencies, and requires the local building department to approve or deny each subsequent resubmission within 10 business days of receipt.

AB 671 also requires each local building department to conduct a random audit of no less than 20 percent of all tenant improvements submitted per week for certification.

In addition to these requirements, AB 671 allows local building departments to charge permit fees to applications using a qualified professional certifier, and allows the City to adopt, by ordinance, additional qualifications or requirements for a qualified professional certifier.

**I THEREFORE MOVE** that the Council instruct the Department of Building and Safety, in consultation with the Planning Department, City Administrative Officer, and City Attorney, to report on how the department is implementing the recently adopted law, AB 671 (Wicks, Chapter 470, Statutes of 2025), which requires a local building department to allow a qualified professional certifier to certify compliance with applicable building, health, and safety codes for a tenant improvement relating to a restaurant, and allows the local building department to charge associated permit fees.

PRESENTED BY:

  
MONICA RODRIGUEZ  
Councilmember, 7<sup>th</sup> District

SECONDED BY:



ORIGINAL

