



April 24, 2024

The Honorable Juan Carrillo
California State Assembly
Assembly District 39
P.O. Box 942849
Sacramento, CA 94249-0039

Re: Support for AB 2533 (Carrillo): Unpermitted ADU Amnesty Clean-Up

Dear Assemblymember Carrillo:

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving California through infill development, I write to express support for Assembly Bill 2533, to preserve existing housing and improve tenant safety, particularly on properties where unpermitted accessory rental homes are critical to the financial stability of vulnerable homeowners.

Our members work to build housing in infill neighborhoods throughout the state, and accessory dwelling units (ADU) have become an important addition to many new multifamily residential projects. Both new and existing such units provide diverse housing options to help address California's dire shortage and revitalize communities in the process.

Unpermitted (or informal) ADUs are widespread throughout California. Yet they provide badly needed homes for renters, as well as income for vulnerable owners at risk of displacement. Recent legislation began establishing a process to permit these units, but it did not address the serious challenges that homeowners face in formalizing their ADUs and junior ADUs. Specifically, existing law fails to specify the standards that local agencies must use for safety inspections and permitting. Instead, these agencies too often default to much more rigorous Building Code standards. This default standard increases the cost of legalization for the same homeowners the amnesty program was intended to help: those who most rely on rental income to maintain their own housing stability. To improve the safety of units while also reducing the risk of displacement for housing insecure tenants and homeowners, the costs and the uncertainties of the process must be reduced.

AB 2533 improves current law by specifying the sections of California Housing Code that must be applied for safety inspections and permitting, and it further provides clear relief for lower-resourced homeowners who cannot afford costly impact fees, connection and capacity charges.

For these reasons, the Council of Infill Builders supports AB 2533 (Carrillo).

Sincerely,

A handwritten signature in blue ink, appearing to read "Mott Smith".

Mott Smith, Chair, Board of Directors
Council of Infill Builders