



August 24, 2026

The Honorable Monique Limón
President pro Tempore
Members of the California State Senate
1021 O Street, Suite 8518
Sacramento, CA 95814

RE: AB 1903 (Wicks) - Construction Defect Reform - SUPPORT

Dear President pro Tempore Limón and Members of the Senate:

On behalf of the Council of Infill Builders (CIB), a co-sponsor of AB 1903, we write in strong support of the bill as amended on August 21, 2026.

AB 1903 addresses one of the most consequential barriers to building entry-level, for-sale multifamily housing in California: a construction defect framework that can treat a building component as defective even when the building is functioning as designed and complies with applicable code. That uncertainty has made condominium development exceptionally difficult to insure, finance, and deliver, sharply limiting one of the most attainable paths to homeownership.

The final amendments strike the right balance. They remove the proposed across-the-board requirement that a homeowner prove damage to another component and instead make careful, targeted revisions to the specific performance standards that have produced unreasonable results. The bill establishes clearer and more objective treatment of water intrusion and other conditions, while preserving a homeowner's right to pursue a claim when a genuine construction defect exists.

Importantly, AB 1903:

- does not weaken life-safety protections, including standards addressing structural safety, soils, fire protection, and balconies;
- protects claims already underway while applying the clarified standards to existing buildings;
- requires sufficiently specific claim information so alleged defects can be located, evaluated, and repaired; and
- encourages timely, successful repairs while preserving accountability when a defect is not corrected.

These amendments reflect extensive consultation with architects, structural engineers, builders, insurers, and construction-defect practitioners. The result is a measured reform: if a building is performing as designed and to code, it should not be deemed defective; if there is a defect, the homeowner retains the right to seek repair and pursue a claim.

California cannot meaningfully expand homeownership without restoring the feasibility of condominium construction. AB 1903 is a practical and carefully negotiated step toward that goal, without sacrificing the right of homeowners to defect-free and safe homes.

For these reasons, CIB respectfully urges your AYE vote on AB 1903. We are grateful to Assemblymember Wicks and her staff for their persistence, openness, and leadership in crafting this carefully balanced compromise.

Sincerely,

A handwritten signature in black ink, appearing to read "Meea Kang", is written over a thin horizontal line.

Meea Kang
Chair of the Board
Council of Infill Builders