

### NAIOP SoCal Co-Sponsored Bill Stalls in State Senate

**SACRAMENTO, CA (June 18, 2024)** – AB 2433, cosponsored by NAIOP SoCal, will not be moving forward this year. The bill, which aimed to expedite permits and plan-checking services, was pulled by its lead author, Assemblymember Sharon Quirk-Silva (D-67), from further consideration in the current legislative session after facing opposition from the Service Employees International Union (SEIU). AB 2433 sailed through three Assembly Committees without opposition and unanimously passed the full Assembly on May 21 via a 67 – 0 vote.

Once in the Senate, SEIU mounted strong opposition to AB 2433 leading Asm. Quirk-Silva to withdraw the bill. The Assemblymember plans to re-introduction similar legislation in 2025-26.

“Our profound gratitude goes out to Asm. Quirk-Silva for her leadership in galvanizing overwhelming bipartisan support for AB 2433. The reason AB 2433 received such strong, bipartisan support is that it’s a good bill that found practical solutions to building delays. We went on offense not to achieve a moral victory but to pass thoughtful legislation that benefits California,” said Timothy Jemal, CEO, NAIOP SoCal.

Jemal added: “I thank CBPA’s Skyler Wonnacott and NAIOP SoCal’s Jose Cornejo for their incredible efforts on this bill and working to accommodate concerns raised by municipal and county interest groups. I also thank NAIOP SoCal members and allies across the state who took action to contact their legislators in support of this bill. We will be back again next year supporting similar legislation.”

Co-sponsored by NAIOP SoCal and our Sacramento partner, the California Business Properties Association, the latest amended version of AB 2433 addressed lengthy delays in the building permitting process by introducing flexibility in fee structures.

In 2024, NAIOP SoCal has gone on offense and sponsored two bills, AB 2433 and AB 2904 respectively. The latter aims to find common-sense solutions to provide more advance notification to property owners before city- and county-initiated hearings on zoning changes.

AB 2904, also authored by Asm. Quirk-Silva, unanimously passed the State Assembly and is now pending Senate floor action.

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