

2025 CALIFORNIA BUILDING STANDARDS CODE UPDATE AND AB 130 MAJOR CHANGES

2025 California Building Code Adoption

The 2025 CA Building Codes will become effective on January 1, 2026. All permit applications and plans shall comply with the [2025 California Building Standards Code Updates](#). All applicants are encouraged to familiarize themselves with these updates to ensure compliance with the latest regulations.

To Learn More About [Important Submittal Dates](#), please note:

- Permit applications submitted prior to January 1, 2026, will remain subject to the 2022 Codes. The last day to submit a complete submittal¹ package is December 12, 2025. The last day to pay for plan review under the 2022 CA Codes is December 19, 2025.
- Permit applications under the 2022 CA Codes must be issued within 180 days from the application date, otherwise it will expire and may not be renewed. After expiration, new permit applications and plans will need to be submitted and updated to comply with the 2025 CA Codes.
- Permit applications submitted on or after January 1, 2026, must comply with the 2025 CA Codes. [The 2025 Significant Code Changes](#) are available for applicants.

AB 130: Major Changes to Residential Building Standards Freeze

Assembly Bill 130 (AB 130), signed into law on June 30, 2025, imposes a temporary freeze on new residential building standards from October 1, 2025, to June 1, 2031. This provision applies to the adoption of new State and local residential codes for six years. Despite this freeze, the 2025 California Building Standards Code will still take effect starting January 1, 2026, as it was adopted prior to AB 130. In effect, the updates in the 2025 Residential Code will still apply statewide for residential construction projects applied for starting in 2026, unless exempted per AB 130.

Nonresidential projects (commercial, industrial, mixed-use) however, will not be impacted by AB 130. New applications applied for starting January 1, 2026, will be under the 2025 CA Codes.

Model Home Compliance Provision

Production-style home construction will allow a builder to use the same building codes that were in effect when the Model Homes were approved for up to 10 years or when the project is complete, whichever comes first.

Footnotes:

¹ **Complete submittal:** Permit application will be deemed complete by Building Staff. This includes a complete application, drawings and supportive documents. Reference our handout for more information.

2025 Code Update & AB 130

A. Currently Approved Master Plans

Approved Master Plans under previous Code (2022 Code Standards) can be utilized to continue submitting Production Permits under that Code, until the Tract specific to that Master Plan is built out.

- These Master Plans can be reused on a separate or new Tract submitted after January 1, 2026, provided site specific conditions are met for the soils condition, a geotechnical report and testing is provided for the new Tract.

Builder will not be required to update the design to comply with the newest Codes, unless one of the following occurs first:

- 10 years have passed since the original approval of the design, in this case Approved Master Plan.
- The Model Home Design (e.g., the Approved Master Plan), is “substantially changed”.
“Substantial Changes” are subject to the Chief Building Official and will be reviewed on a case-by-case basis. If the Model Home Design is determined to have changes deemed substantial, the code edition will be reviewed under the code in effect of the plan revision.

B. New Master Plan Submittals & Revisions

Master Plans submitted after January 1, 2026, for new specified area Tracts will be subject to the 2025 Code Standards, and all Model Home and Production Home Permits will follow this cycle.

Any Master Plan Revisions that are considered “Substantial Changes” will be required to be submitted as a whole new Master Plan Submittal subject to the 2025 Code Standards.

Questions?

If you have any questions regarding the new code requirements or clarification on the Approved Master Plans, please contact Roxanna Recinos-Serna, Chief Building Official at RoxannaR@cityofwestsacramento.org.