



July 14, 2026

The Honorable Jesse Arreguín
Chair, Senate Housing Committee
1021 O Street, Suite 3330
Sacramento, CA 95814

RE: AB 1738 (Carrillo) State Housing Law: remote inspections - Oppose

Dear Chair Arreguín,

The City of San Marcos respectfully opposes AB 1738 (Carrillo), which would require local agencies to offer remote inspections for specific building permits or a subset of inspections in single- or two-family dwelling units by July 1, 2027.

Title 24 of the California Code of Regulations establishes the standards that state and local governments must enforce to ensure public health and safety in residential construction once a permit is approved. Local governments are responsible for inspecting development projects and ensuring compliance with these standards, using inspection methods that best meet local conditions and community needs. These methods may include in-person inspections, remote inspections, or a combination of both. Current law already provides local agencies with the flexibility to implement remote inspections where appropriate and feasible.

While some jurisdictions found remote inspections useful during the COVID-19 pandemic, not all cities adopted this approach, and others have since determined that in-person inspections remain the most effective way to ensure compliance and safety in their communities. AB 1738 would impose a statewide mandate regardless of local best practices, staffing capacity, technology infrastructure, geographic realities, or community preferences.

For the City of San Marcos this measure could create operational and fiscal challenges related to technology upgrades, staff training, inspection administration, and implementation timelines. Cities must retain the flexibility to determine which inspection methods are most appropriate based on local conditions and the type of project being inspected. A one-size-fits-all mandate undermines local decision-making and could negatively impact the effectiveness of local building and safety programs.

For these reasons, the City of San Marcos respectfully opposes AB 1738 (Carrillo).

Sincerely,

Rebecca D. Jones
Mayor