



AB 130 Legislation affecting Master Plans and Production Permits (CD-B480)

On July 1, 2025, the State Legislature passed Assembly Bill 130 amending Health and Safety Code Section 18938.5:

18938.5.

(d) Notwithstanding subdivisions (a) to (c), inclusive, the state and local building standards in effect at the time an application for a building permit is submitted, for a residential dwelling based on a model home design approved under those standards, shall apply to all future residential dwellings based on that approved model home design in the same jurisdiction, unless the model home design substantially changes at a later date or 10 years have passed since the building permit for the model home design was approved by the jurisdiction, whichever comes first.

AB 130 is intended to lower construction costs to address a housing shortage in the state of California. It allows building permits to be issued based on approved master plans for ten years. The ten-year timeline commences on the first production permit submittal date.

Based on this legislation and the new 2025 code cycle adoption effective January 1, 2026, the City of Folsom will take the following steps to comply with current legislation:

- Master plans will be reviewed under the Applicable Code at the date of submittal.
- Production permits based on the approved master plan may be pulled for up to ten years from when the first production permit is submitted, so long as no significant changes have been made to the master plan.
- If a master plan is approved, but no production permits have been submitted prior to a subsequent code update, the master plan shall no longer be valid.
- Significant changes to a master plan may include (but are not limited to) new geographic location, change in building square footage, or amendments to the code by the State Fire Marshal.
- Once a master plan is updated for new code requirements, the previously approved master plan shall no longer be valid.
- Master plans expire one year after approval if no production permit has been submitted.

Please contact the Building Division at epc@folsom.ca.us with any follow up questions.