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May 15, 2024

The Honorable Becker
California State Capitol
1021 O Street
Sacramento, CA 95814

Re: SB 1095 (Becker) Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances

Notice of Support

Dear Senator Becker,

We write today on behalf of the Cities Association of Santa Clara County (CASCC), a Joint Powers Authority, an association of fourteen cities of the county and the elected representatives of more than 1.8 million Bay-Area residents. Since 1990, the city representatives have been gathering to discuss and find consensus and solutions for regional issues. The cities of our association are diverse and include cities of a few thousand people and a city of a million people.

On Thursday, May 9, the CASCC Board of Directors, at the recommendation of the Legislative Action Committee (LAC), voted to support SB 1095, which updates code ambiguities to ensure individuals can switch from gas to electric appliances, allowing Californians to opt for cozier and healthier zero-emission homes.

California's Scoping Plan, budget, and regulations are all aiming to transition both the new and existing residential housing stock to be fully electric.

Despite California's ambitious targets and incentives, local agencies and non-profit organizations at the forefront of electric appliance installations have raised concerns about outdated health and safety codes that could prevent or discourage individuals from making the switch from gas to electric appliances.

Issues such as legal ambiguities or delays in approval of installation from a homeowner association can potentially add time or costs to the process of allowing residents to make the switch. SB 1095 cleans up outdated building and safety codes language inhibiting or delaying building and home electrification. Specifically, this bill:

- Prevents HOAs from implementing provisions preventing gas to electric appliance changes;
- Clarifies the authority of individuals to replace gas with electric appliances in mobile and manufactured homes;

- Clarifies that provisions regarding the right to the original construction materials of a building does not superseded local jurisdictional policies requiring gas to electric appliances switches;
- Provides the Department of Housing and Community Development authority to update its regulations should further legal uncertainty inhibit appliance replacement.

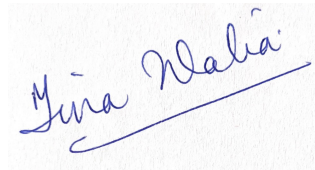
This legal language clean up will preemptively remove potential barriers that could frustrate Californians trying or required to make the switch to electric appliances.

For these reasons, the CASC is pleased to support SB 1095.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Neysa Fligor', with a stylized, flowing script.

Neysa Fligor
President, Cities Association of Santa Clara Co.
Councilmember, City of Los Altos

A handwritten signature in blue ink, appearing to read 'Tina Walia', with a stylized, flowing script.

Tina Walia
Chair, CASC Legislative Action Committee
Councilmember, City of Saratoga