

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

9342 Tech Center Drive, Suite 500, Sacramento, CA 95826
P.O. Box 277820, Sacramento, CA 95827-7820
(800) 952-8356 / TTY (800) 735-2929 / FAX (916) 854-2564
[HCD Website www.hcd.ca.gov](http://www.hcd.ca.gov)



December 15, 2025

INFORMATION BULLETIN 2025-02

TO: All California Cities, Counties, and City and County
All California Homeless Shelter Owners/Operators
Interested Parties

FROM: Kyle Krause, Deputy Director
Division of Codes and Standards

Megan Kirkeby, Deputy Director
Division of Housing Policy Development

**SUBJECT: Assembly Bill 130, Chapter 22, Statutes of 2025
Homeless Shelters: Inspection and Reporting Requirements**

This Information Bulletin (IB) is notification of changes to California law that implements new requirements for the California Department of Housing and Community Development (HCD), California cities or counties, and homeless shelter owners and operators as of June 30, 2025.

This IB has been developed to inform all applicable parties of pertinent requirements associated with the chaptering of [Assembly Bill 130](#), Chapter 22, Statutes of 2025 (AB 130), sections 33-36, related to homeless shelter inspection and reporting requirements, which amended Health and Safety Code (HSC) sections 17974-17974.6. AB 130 updated the roles and responsibilities outlined within [Assembly Bill 362](#), Chapter 395, Statutes of 2021¹. This IB details the consequences for jurisdictions and homeless shelter owners and operators found in violation of HSC, sections 17974-17974.6, as well as remedies to address those violations. Full text of the relevant statute is included in the appendix of this bulletin.

The law² defines a homeless shelter as:

- An emergency shelter, as defined in [section 576.2 of Title 24 of the Code of Federal Regulations](#)
- An emergency shelter, as defined in [Health and Safety Code \(HSC\), section 50801](#)

¹ Also see Assembly Bill 1764 Chapter 770, Statutes of 2023; and Information Bulletin 2022-02

² Health and Safety Code, section 17974(b)(1)

- A navigation center, as defined in [HSC, section 50216](#).

Actions Required by Jurisdictions in the Case of Shelter Complaints

[HSC, section 17974.1](#) requires that a jurisdiction (i.e., a city, charter cities, county, or city and county), that receives a complaint from an occupant (or an agent of an occupant) of a homeless shelter that alleges a homeless shelter is substandard pursuant to [HSC, section 17920.3](#), shall do the following:

1. **Inspect:** Inspect the homeless shelter or portion thereof intended for human occupancy that may be substandard pursuant to HSC, section 17920.3.
2. **Document violations:** Identify whether the homeless shelter or any portion thereof intended for human occupancy is substandard pursuant to HSC, section 17920.3, as applicable. The documentation shall be included in the inspection report.
3. **Advise the homeless shelter owner/operator and reinspect:** If a homeless shelter is deemed substandard, the respective jurisdiction will record the violation(s) and inform the owner or operator, as applicable, of each violation. The jurisdiction must notify the owner/operator no later than 10 business days following the inspection, and if the violation constitutes an imminent threat to health and safety of the occupants, the notice shall be issued immediately. The jurisdiction shall also note the action necessary to remedy the violation within the established timeframe, as outlined in HSC, section 17974.2(b). The jurisdiction shall schedule a reinspection to verify correction of the violations.

Requirement for Jurisdictions to Perform Annual Shelter Inspections

Additionally, even if no complaints occur in a given year, HSC, section 17974.1(b), expands the obligations of jurisdictions to include performing an annual inspection of every homeless shelter within its jurisdiction to ensure compliance with the law, regardless of the funding sources of the shelter. Cities with a population under 100,000 may partner with their respective county to conduct an annual inspection.

If during the annual inspection, the jurisdiction determines that a homeless shelter is substandard, they must follow the same actions as violations determined during inspections in response to complaints to the extent the requirements are applicable.

Requirement for Jurisdictions to Submit an Annual Report to HCD

Each jurisdiction shall also submit a report annually to HCD and its Agency by April 1 each year as required by [HSC, section 17974.5](#). Reports are required to be submitted to HCD and its Agency even if the jurisdiction does not receive any complaints.

Jurisdictions are required to submit annual reports with all the following information:

1. The number of complaints received by the jurisdiction, pursuant to HSC, section 17920.3, including if the jurisdiction did not receive any complaints.

2. Any pending uncorrected violations determined by the jurisdiction, pursuant to HSC, section 17974.1. This should include as applicable the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, and the address of the homeless shelter.
3. Any determinations by the jurisdiction that conditions exist or existed that make or made the homeless shelter dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation. This should include as applicable the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, and the address of the homeless shelter.
4. A list of any emergency orders issued pursuant to paragraph (3) of subdivision (c) of HSC, section 17974.1.
5. A list of any owners or operators who received three or more violations within any six-month period.
6. A list of corrected violations from the prior year. This should include as applicable the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, the address of the homeless shelter, and the date the violation was corrected.

HCD encourages jurisdictions to submit reports as early as possible and before the April 1 deadline in any given calendar year. Annual reports can be submitted using HCD's [Local Ordinance, Amendment, and Reports Portal](#)³.

Required Noticing and Posting at Homeless Shelters by Operators

AB 130 requires, pursuant to [HSC, section 17974.1.5](#), all homeless shelter operators must provide written information to new occupants during intake, and prominently display information, related to occupants' rights, as well as the process for reporting substandard conditions pursuant to HSC, section 17920.3, and include the following contact information:

1. The owner or operator of the homeless shelter
2. The jurisdiction: the City or County or City and County
3. The department (HCD)

Funding Applicability

The law defines "State funding" as any grant, loan, or other type of financial assistance awarded to a homeless shelter on or after July 1, 2021, from the following sources:

³ See Information Bulletin 2023-03

(1) The Homeless Housing, Assistance, and Prevention Program (Chapter 6 commencing with Section 50216) of Part 1 of Division 31).

(2) Future one-time state funding for homelessness services.

As of the production of this Informational Bulletin, the Homeless Housing, Assistance, and Prevention Program (HHAP) and the Encampment Resolution Fund (ERF) are considered to be the only applicable State Funding sources that could meet this definition.

Jurisdictions Must Restrict State Funding for Operation to Shelters with Unresolved Violations

[HSC, section 17974.4](#), prohibits a jurisdiction from awarding or distributing state funding to the owner or operator of a homeless shelter for the purposes of operating the shelter if the jurisdiction determines any of the following exist:

1. The owner or operator fails to correct any violations for which a notice of violation has been given pursuant to [HSC, section 17974.2](#), which is within 30 days of the notice of violation or within the additional 30-day extension granted at the jurisdiction's sole discretion.
2. The owner or operator has failed to correct violations, for which a notice of violation has been given, in a timely manner on multiple occasions.
3. The owner or operator has been cited for a violation that is an imminent threat to the health and safety of the occupants of the homeless shelter and the owner or operator fails to take sufficient action to correct the violation or prevent similar, future violations.

The jurisdiction may still permit the use of state funding if being used to address violations.

If a jurisdiction applies for state funding to support the ongoing operations of a homeless shelter, the jurisdiction shall disclose the status of any unresolved homeless shelter violations and provide the names of the homeless shelter owner or operator, consistent with its reporting in the annual reports.

HCD or its Agency May Restrict State Funding for Operations to Shelters with Unresolved Violations

HCD or its Agency may deem the owner or operator of a shelter ineligible for state funding for shelter operations for unresolved violation(s) noted in the annual report.

The use of state funding may still be permissible if being used to address violations.

After the violation or violations have been addressed and the owner or operator of the shelter has passed a subsequent inspection by the jurisdiction, the owner or operator shall be eligible for state funding, pursuant to all eligibility criteria and requirements of the respective state funding program.

Jurisdictions that Fail to Submit Annual Reports or Take Required Actions to Correct a Violation Cannot Receive State Funding

Additionally, HSC, section 17974.5 requires that HCD withhold state funding from a jurisdiction that fails to comply with the reporting requirements or fails to take action to correct any homeless shelter violation pursuant to HSC, section 17974.4. After the jurisdiction complies with both the annual report requirement by submitting an annual report to HCD, and the requirement to take action to correct all homeless shelter violations pursuant to its requirements, HCD may deem the jurisdiction eligible again to receive state funds.

Additional Consequences for Non-Compliance

Pursuant to HSC, section [17974.3](#), HCD may take action to enforce the requirements division 13, part 1.5, chapter 5, [Article 2.3](#) (Inspection of Homeless Shelters), pursuant to the California Code of Civil Procedures, section [1085](#), and HCD may be entitled to recover reasonable attorney fees and costs.

Article 2.3 shall not be construed to impose a mandatory duty, pursuant to section [815.6](#) of the Government Code, and shall not be construed to affect the availability of any immunity otherwise applicable to a jurisdiction or its employees.

For questions, contact the Division of Codes and Standards at AB362AprilReports@hcd.ca.gov inbox or (800) 952-8356.

Appendix 1: Relevant Statute

Health and Safety Code (HSC), section 17974.

For purposes of this article:

- (a) "Department" means the Department of Housing and Community Development.
- (b) (1) "Homeless shelter" means any of the following:
 - (A) An emergency shelter, as defined in Section 576.2 of Title 24 of the Code of Federal Regulations.
 - (B) An emergency shelter, as defined in subdivision (e) of Section 50801.
 - (C) A navigation center, as defined in Section 50216.
- (2) "Homeless shelter" does not include emergency shelters that are funded by the program commonly referred to as Project Roomkey administered by the State Department of Social Services.
- (c) "Local agency" means any city, including a charter city, county, or city and county.
- (d) "State agency" means the Business, Consumer Services, and Housing Agency.
- (e) "State funding" means any grant, loan, or other type of financial assistance awarded to a homeless shelter on or after July 1, 2021, from the following sources:
 - (1) The Homeless Housing, Assistance, and Prevention Program (Chapter 6 commencing with Section 50216) of Part 1 of Division 31).
 - (2) Future one-time state funding for homelessness services.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

HSC, section 17974.1.

- (a) Notwithstanding any other provision of this part, a city or county that receives a complaint from an occupant of a homeless shelter, or an agent of an occupant, that alleges a homeless shelter is substandard pursuant to Section 17920.3 shall do all of the following:
 - (1) Inspect the homeless shelter or portion thereof intended for human occupancy that may be substandard pursuant to Section 17920.3.
 - (2) Identify whether the homeless shelter or any portion thereof intended for human occupancy is substandard pursuant to Section 17920.3, as applicable. The

documentation shall be included in the inspection report described in subdivision (h).

(3) As applicable, advise the owner or operator of a homeless shelter of each violation and of each action that is required to be taken to remedy the violation. The city or county shall schedule a reinspection to verify correction of the violations.

(b) Notwithstanding any other provision of this part, and consistent with Section 17970, a city or county shall perform an annual inspection on every homeless shelter located in its jurisdiction to ensure that the homeless shelter is compliant with this part. A city or county conducting an inspection pursuant to this subdivision shall comply with this section, to the extent those provisions are applicable.

(c) (1) If, upon inspection, the city or county determines that a homeless shelter is substandard pursuant to Section 17920.3, the city or county shall promptly, but not later than 10 business days after the city or county completes the inspection, issue a notice to correct the violation to the owner or operator of the homeless shelter.

(2) In the event that the city or county determines that a violation constitutes an imminent threat to the health and safety of the occupants of the homeless shelter, the notice of violation shall be issued immediately and served on the owner or operator of the homeless shelter.

(3) In the event that the city or county determines that deficiencies, violations, or conditions exist at a homeless shelter that are dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation, the city or county may issue an emergency order directing the owner or operator to take immediate measures to rectify those deficiencies, violations, or conditions.

(d) An inspection conducted pursuant to this section may be announced or unannounced.

(e) The city or county shall maintain all records on file of each homeless shelter inspection. These records shall be made available to the public for inspection.

(f) A city or county shall perform an inspection conducted pursuant to subdivision (a) at least as promptly as that city or county conducts an inspection in response to a request for final inspection pursuant to Section 110 of Part 2 of Division 2 of Chapter 1 of the California Building Code (Part 2 of Title 24 of the California Code of Regulations).

(g) Notwithstanding subdivision (a), a city or county is not required to conduct an inspection in response to either of the following:

(1) A complaint that does not allege one or more substandard conditions.

(2) A complaint submitted by a tenant, resident, or occupant who, within the past 180

days, submitted a complaint about the same property that the chief building inspector or their designee reasonably determined, after inspection, was frivolous or unfounded.

(h) A city or county shall provide free, certified copies of an inspection report and citations issued pursuant to this section, if any, to the complaining occupant or their agent. If the inspection reveals a condition potentially affecting multiple occupants, including, but not limited to, conditions relating to the premises, common areas, or structural features, then the city or county shall provide free copies of the inspection report and citations issued to all potentially affected occupants or their agents.

(i) A city or county shall not unreasonably refuse to communicate with an occupant or the agent of an occupant regarding any matter covered by this article.

(j) A city or county shall conduct an inspection pursuant to this section based on the location of the homeless shelter, in accordance with the following:

- (1) A city shall conduct an inspection for shelters within the city's jurisdiction.
- (2) A county shall conduct an inspection for shelters within the county's jurisdiction.
- (3) A city with a population under 100,000 may partner with its county to conduct an inspection pursuant to this section.

(Amended by Stats. 2025, Ch. 22, Sec. 33. (AB 130) Effective June 30, 2025.)

HSC, section 17974.1.5.

(a) A homeless shelter shall prominently display at the shelter information about an occupant's rights and the process for reporting a complaint alleging a homeless shelter is substandard pursuant to Section 17920.3, including the contact information for all of the following:

- (1) The owner or operator of the homeless shelter.
- (2) The city or county.
- (3) The department.

(b) A homeless shelter shall provide in writing the notice specified in subdivision (a) to any new occupant during intake.

(Added by Stats. 2025, Ch. 22, Sec. 34. (AB 130) Effective June 30, 2025.)

HSC, section 17974.2.

(a) The owner or operator of a homeless shelter shall be responsible for the correction of any violations for which a notice of violation has been given under this article.

(b) An owner or operator of a homeless shelter shall correct each violation within 30 days of receipt of the citation. The city or county, in its sole discretion, may grant the owner or operator a 30-day extension to correct a violation.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

HSC, section 17974.3.

(a) The requirements of this article shall not be construed to impose a mandatory duty pursuant to Section 815.6 of the Government Code, and shall not be construed to affect the availability of any immunity otherwise applicable to the city or county or its employees, including, but not limited to, Sections 818.2, 818.4, 818.6, 820.2, 821, 821.2, and 821.4 of the Government Code.

(b) (1) An action to enforce the requirements of this article may be brought pursuant to Section 1085 of the Code of Civil Procedure.

(2) A plaintiff who prevails in an action described in paragraph (1) shall be entitled to recover reasonable attorney's fees and costs.

(3) Notwithstanding any other law, including any provision of this part authorizing the department to enforce this part by means of administrative enforcement, the department may bring a civil action pursuant to this subdivision in order to enforce this part.

(c) For purposes of Section 1085 of the Code of Civil Procedure, the requirements of this article shall be construed as acts that the law specially enjoins, as a duty resulting from an office, trust, or station.

(Amended by Stats. 2025, Ch. 22, Sec. 35. (AB 130) Effective June 30, 2025.)

HSC, section 17974.4.

(a) In addition to the penalties authorized under Chapter 6 (commencing with Section 17995), an owner or operator of a homeless shelter who fails to meet the timelines to correct a violation under this article, building standards published in the State Building Standards Code relating thereto, or any other rules or regulations adopted by the department pursuant to this part, may be liable for a civil penalty in an amount determined by the city or county for each violation or for each day of a continuing violation.

(b) The city or county shall not award or distribute state funding to the owner or operator of a homeless shelter for purposes of operating the shelter, if the city or county determines that any of the following exist:

(1) The owner or operator fails to correct a violation within the time period specified in

Section 17974.2.

(2) The owner or operator has failed to correct violations in a timely manner on multiple occasions.

(3) The owner or operator has been cited for a violation that is an imminent threat to the health and safety of the occupants of the homeless shelter and the owner or operator fails to take sufficient action to correct the violation or prevent similar future violations.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

HSC, section 17974.5.

(a) Each city and each county shall submit a report annually to the department and the state agency by April 1 of each year that includes all of the following information:

(1) The number of complaints received by the city or county, pursuant to Section 17920.3, including if the city or county did not receive any complaints.

(2) Any pending uncorrected violations determined by the city or county, pursuant to Section 17974.1.

(3) Any determinations by the city or county that conditions exist or existed that make or made the homeless shelter dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation.

(4) A list of any emergency orders issued pursuant to paragraph (3) of subdivision (c) of Section 17974.1.

(5) A list of any owners or operators who received three or more violations within any six-month period.

(6) Any corrected violations from the prior year.

(b) The report submitted pursuant to subdivision (a) shall be submitted in compliance with Section 9795 of the Government Code.

(c) If a city or county applies for state funding to support the ongoing operations of a homeless shelter, the city or county shall disclose to the state agency that administers the state funding the status of any unresolved violations pursuant to this article and the names of the homeless shelter owner or operator.

(d) The department or the state agency, may, pursuant to the reported information in subdivision (b), deem an owner or operator of a shelter ineligible for state funding for shelter operations.

(e) The department shall withhold state funding from a city or county that fails to comply with the reporting requirements in this section or fails to take action to correct a violation of this article by a homeless shelter pursuant to Section 17974.4.

(Amended by Stats. 2025, Ch. 22, Sec. 36. (AB 130) Effective June 30, 2025.)

HSC, section 17974.6.

The Legislature finds and declares that this article addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

HSC, section 17995.

Any person who violates any of the provisions of this part, the building standards published in the State Building Standards Code relating to the provisions of this part, or any other rule or regulation promulgated pursuant to the provisions of this part is guilty of a misdemeanor, punishable by a fine not exceeding one thousand dollars (\$1,000) or by imprisonment not exceeding six months, or by both such fine and imprisonment.

(Amended by Stats. 1983, Ch. 1092, Sec. 162. Effective September 27, 1983. Operative January 1, 1984, by Sec. 427 of Ch. 1092.)

HSC, section 17995.1.

Any person who is convicted pursuant to Section 17995 for a second or subsequent time within a five-year period for violations at the same property shall be punishable by a fine not to exceed five thousand dollars (\$5,000) or by imprisonment not exceeding six months, or both such fine and imprisonment.

(Added by Stats. 1982, Ch. 1545, Sec. 6.)

HSC, section 17995.2.

Any person found in contempt of a court order or injunction pursuant to the provisions of this part for a second or subsequent time within a five-year period for violation at the same property is guilty of a misdemeanor, punishable by a fine not to exceed five thousand dollars (\$5,000) or by imprisonment not exceeding six months, or both such fine and imprisonment.

(Added by Stats. 1982, Ch. 1545, Sec. 7.)

HSC, section 17995.3.

Any person who is convicted pursuant to Section 17995 for a second or subsequent time within a five-year period for violations at the same property where such violations are determined by the trier of fact to be so extensive and of such a nature that the immediate health and safety of residents or the public is endangered and where the extent and nature of the violations are due to the defendant's habitual neglect of customary maintenance and display a flagrant lack of concern for the health and safety of residents and the public, shall be punishable by a fine not exceeding five thousand dollars (\$5,000) and by imprisonment of not less than six months but not exceeding one year, provided also that the trier of fact finds at least four serious violations of the following categories of violations are involved:

(a) Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills.

(b) Serious defects or lack of adequate space and water heating.

(c) Serious rodent, vermin or insect infestation.

(d) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.

(e) Inadequate numbers of garbage receptacles or service.

(f) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.

(g) Inoperable hallway lighting.

(Added by Stats. 1982, Ch. 1545, Sec. 8.)

HSC, section 17995.4.

Any person found in contempt of a court order or injunction pursuant to the provisions of this part for a second or subsequent time within a five-year period for violations at the same property where such violations are determined by the trier of fact to be so extensive and of such a nature that the immediate health and safety of residents or the public is endangered and where the extent and nature of the violations are due to the defendant's habitual neglect of customary maintenance and display a flagrant lack of concern for the health and safety of residents and the public, shall be punishable by a fine not exceeding five thousand dollars (\$5,000) and by imprisonment of not less than

six months but not exceeding one year, provided also that the trier of fact finds at least four serious violations of the following categories of violations are involved:

(a) Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills.

(b) Serious defects or lack of adequate space and water heating.

(c) Serious rodent, vermin or insect infestation.

(d) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.

(e) Inadequate numbers of garbage receptacles or service.

(f) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.

(g) Inoperable hallway lighting.

(Added by Stats. 1982, Ch. 1545, Sec. 9.)

HSC, section 17995.5.

Fines collected pursuant to this part in excess of five hundred dollars (\$500) per violation shall be reimbursed to the enforcement agency which investigated the violations.

(Added by Stats. 1982, Ch. 1545, Sec. 10.)

Government Code (GOV), section 9795.

(a) (1) Any report required or requested by law, or identified in the Legislative Analyst's Supplemental Report of the Budget Act, to be submitted by a state or local agency to a committee of the Legislature or the Members of either house of the Legislature generally, shall instead be submitted as an electronic copy to the Secretary of the Senate, the Chief Clerk of the Assembly, and the Legislative Counsel. Each report shall include a summary of its contents, not to exceed one page in length. If the report is submitted by a state agency, that agency shall also provide an electronic copy of the summary directly to each Member of the appropriate house or houses of the Legislature. Notice of receipt of the report shall also be recorded in the journal of the appropriate house or houses of the Legislature by the secretary or clerk of that house.

(2) In addition to, and as part of, the information made available to the public in electronic form pursuant to Section 10248, the Legislative Counsel shall make available a list of the reports submitted by state and local agencies, as specified in paragraph (1). If the Legislative Counsel receives a request from a member of the public for a report contained in the list, the Legislative Counsel is not required to provide a copy of the report and may refer the requester to the state or local agency, as the case may be, that authored the report, or to the California State Library as the final repository of public information.

(b) A report shall not be distributed to a Member of the Legislature unless specifically requested by that Member.

(c) Compliance with subdivision (a) shall be deemed to be full compliance with subdivision (c) of Section 10242.5.

(d) A state agency report and summary subject to this section shall include an internet website where the report can be downloaded and a telephone number to call to order a hard copy of the report. A report submitted by a state agency subject to this section shall also be posted at the agency's internet website.

(e) For purposes of this section, "report" includes any study or audit.

(Amended by Stats. 2025, Ch. 20, Sec. 18. (AB 137) Effective June 30, 2025.)