

Discussion of Building Permit Discounts to Qualified Older Adults for Aging in Place Projects

March 17, 2026



BACKGROUND

- October 7, 2025
 - City Council received two votes to discuss discounted building permit fees to qualified older adults for aging in place projects
- October 21, 2025
 - City Council received a third vote to further explore discounted building permit fees to qualified older adults for aging in place projects



DISCUSSION

- Assembly Bill 2023
 - Authorizes cities to waive or reduce building permit fees for home modifications that help seniors with disabilities
- Qualified Older Adult
 - Senior at least 60
 - With qualifying disability
- Optional Additional Qualifiers
 - Raising minimum qualifying age
 - Primary residence for 5-10 years
 - Income thresholds
 - Scope of work



DISCUSSION

- 2022 & 2025 California Residential Code requires aging-in-place design
 - Reinforcement for future grab bars
 - Electrical receptacle outlet switch and control heights
 - Minimum interior door widths at bedroom and bathroom
 - Doorbell heights
 - Cost included in permit fee
- MB Municipal Code
 - Allows for reasonable accommodation From the strict application of the City's Land use and zoning regulations
 - 100% fee subsidy



DISCUSSION

- Online services are available for seniors



California Department of
**Housing and Community
Development**



Older Adults Program



CITY OF
MANHATTAN BEACH

DISCUSSION OF BUILDING PERMIT DISCOUNTS TO QUALIFIED
OLDER ADULTS FOR AGING IN PLACE PROJECTS
MARCH 17, 2026

DISCUSSION

- Potential Challenges
 - Reduction in revenue for cost recovery to be offset by the general fund
 - Administrative burden due to verification of eligibility and monitoring of the program
 - Efficient outreach and communication





- Email distributed to the Community Development Department's email list.
- The item was included in the agenda and posted in accordance with the law.



CONCLUSION

City Council to discuss and provide direction on the policy to provide building permit discounts to qualified older adults for aging in place projects.

