

# 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**



# 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.

