

## Exterior Elevated Elements Inspection Bills: SB 721 & SB 326

SB 721 & SB 326, also known as the "Balcony Inspection Bills," are pieces of California legislation enacted to enhance the safety of exterior elevated elements (EEEs) such as balconies, decks, stairways, and walkways in multifamily residential buildings.

Both bills require property owners or Homeowner Associations (HOA) to manage the following key aspects:

1. **Inspection:** Ensure that EEEs are inspected by a licensed professional (architect, engineer, or contractor).
2. **Deadline:** Complete the initial inspection by January 1, 2025.
3. **Frequency:** Conduct subsequent inspections every six years (multifamily) nine years (condominiums).
4. **Record Keeping:** Maintain detailed records of all inspections and any necessary repairs. These records must be retained and available for review by tenants, owners and local enforcement agencies.
5. **Repairs:** Address any identified defects or safety hazards promptly. Necessary repairs must be made within a specified timeframe to ensure compliance and safety.

Local building departments are not mandated to actively ensure compliance but are empowered to take action if non-compliance is identified. The primary responsibility for ensuring inspections are conducted, repairs are made, and records are kept rests with the property owners or HOA. Building permits will be required for any repairs performed under the scope of these bills.

For more inspection you can view the bills in their entirety by clicking on the link below.

[Bill Text - SB-721 Building standards: decks and balconies: inspection. \(ca.gov\)](#)

[Bill Text - SB-326 The Behavioral Health Services Act. \(ca.gov\)](#)

