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HEALTHY PLANET**



March 13, 2024

The Honorable Nancy Skinner  
Chair, Committee on Housing  
1021 O Street, Room 3330  
Sacramento, CA 95814

**RE: SB 1095 (Becker) – Cozy Homes Cleanup Act – SUPPORT**

Dear Chair Skinner,

On behalf of the undersigned organizations, we write in support SB 1095 (Becker, 2024) 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agencies and non-profit organizations at the forefront of electric appliance installations have raised concerns about outdated health and safety codes that could prevent or discourage individuals from making the switch from gas to electric appliances.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SB 1095 cleans up outdated building and safety codes language inhibiting or delaying building and home electrification.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- Clarifies that provisions regarding the right to the original construction materials of a building does not superseded local jurisdictional policies requiring gas to electric appliances switches;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, we respectfully ask for your “aye” vote when the bill is up in your committee.

Sincerely,

Jose Torres  
California Director  
Building Decarbonization Coalition

Sakereh Carter  
Senior Policy Strategist  
Sierra Club California

Laura Feinstein  
Sustainability and Resilience Policy Director  
SPUR

Melissa Romero  
Deputy Legislative Director  
California Environmental Voters

Christina Scaringe  
California Senior Legislative Specialist  
Center for Biological Diversity

Bruce Hodge  
Founder, Chairperson of Carbon Free Palo Alto  
Chairperson of Carbon Free Silicon Valley

Cliff Majersik  
Senior Advisor  
Institute for Market Transformation

Matt Vespa  
Senior Attorney  
Earthjustice

Jed Holtzman  
Senior Associate  
RMI

Lauren Weston  
Executive Director  
Acterra

Robert Gould, MD  
President  
San Francisco Bay Physicians for Social  
Responsibility

Zach Pierce  
Senior Manager  
Rewiring America

Leslie Alden  
Executive Director  
Act Now Bay Area

Merrian Borgeson  
Director, California Climate & Energy Policy  
NRDC