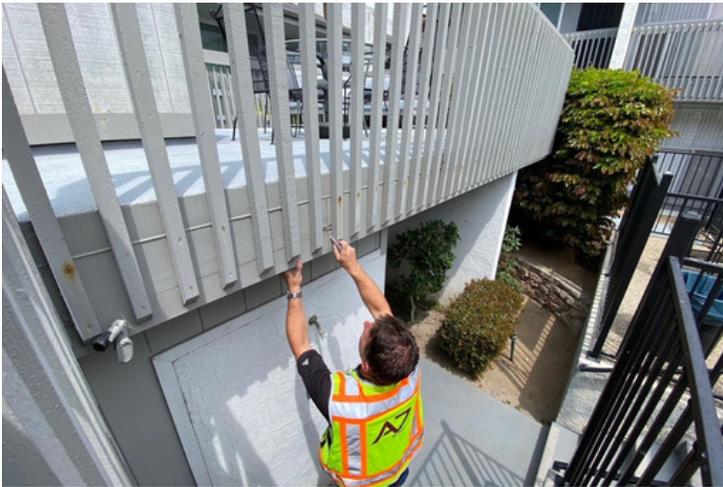


# REAL ESTATE UPDATE

## SB 721 DEADLINE IS HERE FOR MULTIFAMILY PROPERTIES!!

### WHAT IS SENATE BILL NO. 721?

**Senate Bill No. 721 (SB 721)** applies to multifamily residential buildings with three or more units that contain **exterior elevated elements** such as balconies, decks, stairways, or walkways. These properties must complete a state-mandated inspection by January 1, 2026, with ongoing inspections every six years, and address any required repairs within established timelines to remain compliant with California building standards.



### WHAT QUALIFIES AS AN EXTERIOR ELEVATED ELEMENT?

**“Exterior Elevated Element” (EEE)** refers to balconies, decks, porches, stairways, walkways, and entry structures that extend beyond the exterior walls of the building, have a walking surface elevated more than six feet above ground level, and are designed for human occupancy or use. Additionally, it includes structures built or supported with wood or wood-based material.

### WHAT HAPPENS IF YOU DON'T COMPLY WITH SB 721?

Failure to comply with SB 721 may result in enforcement action by the local building department, including daily fines, recovery of enforcement costs, and the recording of a lien against the property. Unresolved violations can impact title, delay a sale, or lead to foreclosure of the lien. Non-compliance may also expose the owner to liability for injuries involving exterior elevated elements (EEE), as insurance coverage may be denied for known, uncorrected safety hazards.

### REQUIREMENTS

- Initial SB 721 inspection must be completed by January 1, 2026 (extended from 2025).
- Inspections must be performed by a licensed architect, licensed civil or structural engineer, qualifying A/B/C-5 contractor, or building inspector certified by the local jurisdiction.
- If immediate hazards are identified, the inspection report must be delivered within 15 days, and emergency repairs or access restrictions must be implemented immediately.
- Non-emergency repairs require a permit application within 120 days and must be completed within 120 days of permit approval, unless an extension is granted.
- The inspector who makes repair recommendations may not perform the repairs.
- Subsequent inspections required every 6 years.

**Luna Title Team**

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