



Legal Alert

Mandatory Homeless Shelter Inspections & Reporting in CA

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AB 130 (Chapter 22, Statutes of 2025) — Effective June 30, 2025 | Health & Safety Code §§ 17974–17974.6

WHAT CHANGED & WHY IT MATTERS

California cities and counties have long been required to inspect homeless shelters when occupants complain—yet as of mid-2025, all but a handful of the state's 500+ jurisdictions had never filed a single required report with HCD. **AB 130 closes that gap.** Signed June 30, 2025, it imposes mandatory annual inspections and strengthened reporting obligations on every jurisdiction in the state—regardless of complaints received or shelter funding source.

TWO CORE OBLIGATIONS FOR CITIES & COUNTIES

1. Annual Shelter Inspections (HSC § 17974.1(b)). Every jurisdiction must inspect **every** homeless shelter within its borders at least once per year—announced or unannounced. Cities under 100,000 in population may partner with their county. When violations are found, the same notice-and-correction process that applies to complaint-triggered inspections governs: imminent threats require immediate notice; other violations must be noticed within ten business days. Inspection records must be maintained and made available to the public.

2. Annual Report to HCD (HSC § 17974.5). By **April 1 of each year**, every city and county must submit a report to HCD and the Business, Consumer Services and Housing Agency—even if zero complaints were received. Required content:

- Number of complaints received (including a zero report if none)
- All pending, uncorrected violations (notice date, shelter name, address, owner/operator)
- Any determinations that shelter conditions were dangerous, hazardous, or unfit for habitation
- A list of any emergency orders issued
- A list of any owners or operators who received three or more violations within any six-month period
- All violations corrected during the prior year, with notice and correction dates

NEW OBLIGATION FOR SHELTER OPERATORS

Under **HSC § 17974.1.5** (new), operators must **prominently post** at the shelter—and provide in writing to every new occupant at intake—information about occupants' rights and the complaint process. The posting must include contact information for the operator/owner, the city or county, and HCD.

CONSEQUENCES FOR NON-COMPLIANCE

- **Shelter operators:** Failure to timely correct a noticed violation results in ineligibility for state operational funding (HHAP and related programs). Civil penalties may accrue per violation per day.
- **Jurisdictions:** HCD may withhold state funding from any city or county that fails to submit its annual report or to take required corrective action. HCD may also pursue a civil enforcement action under CCP § 1085—with the prevailing party entitled to recover attorney's fees and costs.
- **Charter cities:** The Legislature has declared these requirements a matter of statewide concern; charter city status provides no exemption.

RECOMMENDED IMMEDIATE ACTIONS

- Inventory every homeless shelter (emergency shelter and navigation center) within your jurisdiction
- Establish an annual inspection calendar and assign responsible staff or partner with your county
- Review and update complaint-response protocols to meet the ten-business-day notice requirement
- Verify shelter operators have current required postings and intake notices in place
- Begin tracking data needed for the April 1 HCD annual report

How Serviam Can Help. Serviam advises cities, counties, and public agencies on AB 130 compliance planning, inspection protocols, violation notice procedures, annual HCD reporting, and enforcement against non-compliant shelter operators. We also assist at the intersection of shelter compliance, encampment resolution, nuisance abatement, and receivership. Contact [Curtis Wright](mailto:Curtis.Wright@Serviam.Law) at Wright@Serviam.Law to discuss your agency's obligations under AB 130.

This Legal Alert is for informational purposes only and does not constitute legal advice. Please contact a [Serviam attorney](#) for a consultation specific to your agency's circumstances.

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