



SB 1608 Bi-Partisan Comprehensive Reform Legislation More Disability Access Compliance with Less Litigation

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Major Components of SB 1608

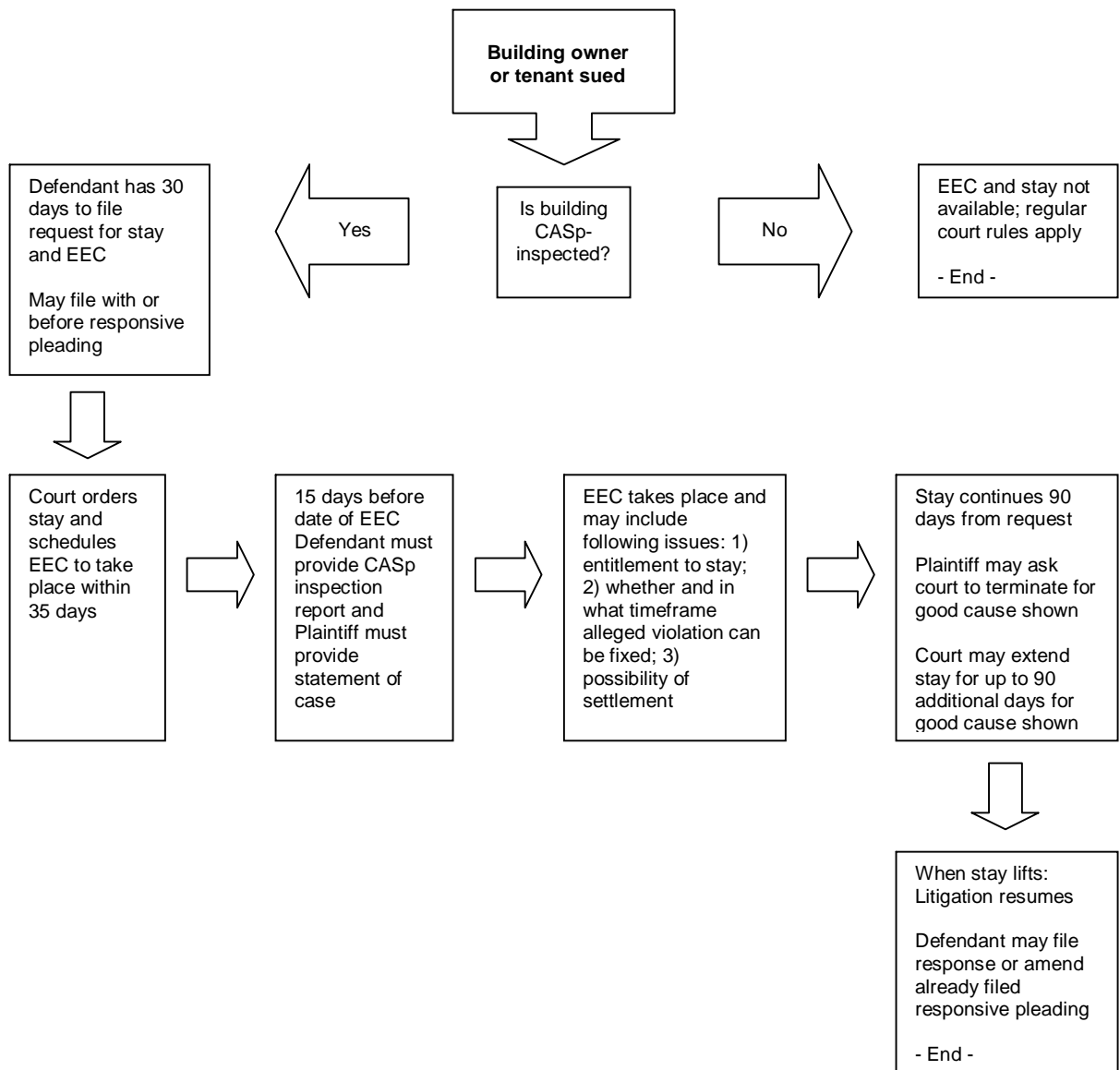
1. Promotes and facilitates disability access compliance:

- **Commission:**
 - Establishes a 19-member state advisory commission on disability access
- **Education:**
 - Establishes continuing education for building inspectors and architects in disability access laws
 - Requires demands for money by attorneys to be accompanied by an advisory statement in multiple languages about disability access law obligations
- **CASp Expertise:**
 - Existing construction: Encourages building owners to voluntarily utilize state certified access specialists (CASp) to ensure disability access law compliance
 - Requires new construction and new tenant improvements impacting access to be inspected by building inspectors who are also CASps

2. Helps reduce unwarranted and unnecessary litigation:

- **Court Procedure:**
 - Establishes, only for defendants in a CASp-inspected building who are sued because of an alleged construction-related accessibility violation, a 2-part court procedure: 1) **stay** - temporary halt to litigation for 90 days; 2) **early evaluation conference** (EEC) – meeting of judge and parties early in the case
- **Window sign:**
 - Provides a window sign that building owners may post when the building has been deemed compliant following a CASp inspection
- **Demands for money:**
 - Requires written demands for money by attorneys to be accompanied by an explanation of building owner's/tenant's legal rights, including the right to contact insurance company and experienced attorney

SB 1608 Stay and Early Evaluation Conference – How They Work



Other Key Components of SB 1608:

California Commission Disability Access 19 members; advisory authority	Continuing education: Required for building inspectors and architects	Demands for money: Attorneys must provide rights and obligations advisory with demands	Existing construction may be CASp-inspected; new construction must be CASp must provide notice of stay and EEC and advisory about inspection report Upon request, CASp provides written inspection report and window sign
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