

## **Fact Sheet SB 2093**

**Author:** Steinorth, Marc

**Bill:** SB 2093, Improving Disability Access

**Summary:** AB 2093 will provide tools and resources to business and property owners in making their properties compliant with state and federal accessibility standards. Doing so will benefit both consumers and business owners alike by promoting access for all as well as protecting businesses against abusive litigation practices.

**Background:** The Certified Access Specialist program (CASp) was created by SB 262 (Kuehl, 2003) and is designed to meet the public's need for experienced and trained individuals to inspect both state and federal accessibility compliance standards at buildings and sites throughout the state. The CASp is part of the Division of the State Architect, under the Department of General Services.

While CASp specialists serve a critical purpose to our state, few business or property owners are aware of their existence or the services they can provide. While undergoing a CASp inspection is completely voluntary, opting to have this inspection can provide certain legal benefits in the event of a construction-related accessibility lawsuit. Following a CASp inspection, businesses are provided a level of protection from such lawsuits, given that a report was completed and the business abides by a schedule of improvements to become compliant.

**Solution:** AB 2093 requires any property owner whose property has undergone inspection by a CASp to share the results of said inspection report with tenants 48 hours prior to the tenant signing the lease. The transparency provided by this requirement will ensure that tenants are aware of any potential violations when they sign a lease, better situating both property owners and tenants to make their properties compliant. The bill also presumes the property owner to be responsible for repairs indicated in a CASp report, unless otherwise mutually agreed upon by the property owner and tenant.

AB 2093 will also require CASp applicants to list the counties they intend to serve, so that business owners may more easily locate and contact an inspector to arrange an inspection.

**Staff Contact:**

Eleni Lewis  
Office of Assemblyman Marc Steinorth  
[Eleni.Lewis@asm.ca.gov](mailto:Eleni.Lewis@asm.ca.gov)  
(916) 319 2040

**Support:**

CA Business Properties Association  
California Chamber of Commerce  
Consumer Attorneys of California  
International Council of Shopping Centers  
California Building Industry Association  
NFIB