



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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**Notice to Residential Permit Applicants:**  
**State-Mandated Review Timelines & Plan Review Options**

**New State Requirements for Residential Permit Review**

Recent changes in California law, specifically Assembly Bill 253 (AB 253), establish timelines for reviewing residential building permit applications. As part of these new laws, applicants are now given the choice for a third-party review.

This new state law establishes 30 business days as a key benchmark for residential plan review once an application is deemed complete. If the County’s estimated review timeframe exceeds 30 business days, or if the County is unable to determine compliance within 30 business days, state law allows the applicant to choose a licensed and approved third-party plan reviewer at the applicant’s expense.

**What This Means in Mendocino County**

Due to current staffing levels and workload demands, Mendocino County Planning and Building Services (PBS) is unable to consistently meet the 30-business-day residential plan review benchmark established by state law for certain projects.

As a result, applicants should be aware that:

- County-only plan review timelines may exceed state benchmarks
- Applicants are encouraged to consider their priorities when selecting a review option

**Your Plan Review Options**

Residential applicants must choose one plan review path at the time of application:

<b>County Plan Review</b>	<b>Third-Party Plan Review (CSG Consultants, Inc.)</b>	<b>CA-Licensed Design Professional</b>
Review performed by Mendocino County PBS	Review performed by an approved third-party provider (CSG Consultants, Inc.)	Review performed by a California-licensed design professional with a Residential Code Plan Review certifications
Standard County fees apply	Applicant responsible for all fees charged by the third-party, in addition to all standard County fees	Applicant responsible for all fees charged by the third-party, in addition to all standard County fees
Review timeline depends on County workload	Faster and more predictable timelines	Review timeline depends on design professional’s workload
May take longer than 30 business days	Often selected by applicants prioritizing speed	Often selected by applicants who are already working with certified licensed professional

**Please Note!** Third-party plan review is optional, not required, and all permits are still issued by Mendocino County Planning and Building Services.