



April 1, 2026

The Honorable Jessica Caloza
California State Assembly
1021 O Street, Suite 5620
Sacramento, CA 95814

**RE: AB 1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems:
Oppose**

Dear Assembly Member Caloza:

On behalf of the undersigned organizations, we write to inform you that our organizations have taken an oppose position on AB 1725, your bill that would require rental property owners and sellers of real property to provide written disclosures regarding the presence of active, idle, orphaned, or abandoned oil wells within 300 feet of a property, along with warnings about potential health and safety risks. The bill would also require housing providers to install, monitor, and maintain methane gas detection systems, conduct ongoing inspections, and submit compliance certifications.

AB 1725 places responsibility for oil well-related risks on neighboring property owners who have no control over those wells. Property owners do not drill, operate, maintain, or abandon oil wells, nor do they have the ability to prevent methane leaks or other hazards associated with these facilities. As introduced, the bill would require property owners to respond to risks that originate from sources beyond their control.

AB 1725 focuses on the wrong industry. Our concerns are with the overall approach of the bill. If methane or other hazards are impacting nearby communities, it suggests a need to address those issues at their source. Requiring methane detectors inside residential units may help alert occupants, but it does not resolve the underlying problem or prevent methane gas releases from occurring.

AB 1725 would create significant new compliance obligations for property owners. The bill mandates installation of methane gas monitors, as well as maintenance, testing, and reporting requirements of these monitors for property owners. These requirements could increase

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operational costs and liability exposure, particularly for smaller property owners, without directly addressing the root cause of the safety concerns.

AB 1725 shifts responsibility for orphaned or abandoned wells, where there is no private operator. In these instances, responsibility would more appropriately rest with the public agencies that oversee and manage these sites. Shifting those obligations to nearby property owners raises practical and equity concerns.

California already has a regulatory framework governing oil well safety. If improvements are needed to better protect surrounding communities, we believe those efforts should focus on strengthening oversight, enforcement, and remediation requirements for responsible parties. Finally, we are concerned about the broader implications of this approach. Expanding property owner responsibilities to include monitoring and mitigating off-site environmental risks could set a precedent that extends beyond this issue.

For these reasons, we respectfully oppose AB 1725 and encourage consideration of alternative approaches that more directly address the source of these risks. We appreciate your attention to this important issue and thank you for the opportunity to share our perspective.

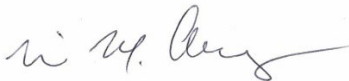
Sincerely,



Debra Carlton, Executive Vice President
State Public Affairs
California Apartment Association



Skyler Wonnacott
Senior Director of Government Relations
California Business Properties Association



Nicole Quiñonez
Madden Quiñonez Advocacy
On behalf of the California Chamber of Commerce



Karim Drissi
Senior Vice President of Legislative Affairs
California Building Industry Association

cc: Assembly Judiciary Committee