



**El Dorado County Planning and Building Departments**  
**Quarterly Newsletter**  
**June 2026 | Volume, 1, Issue 2**

## Welcome Message

### **From Don Knight, Deputy Director – Building/Chief Building Official**

As we enter the summer season, the El Dorado County Building Division would like to share several important updates and resources to help support our residents, contractors, and community partners. This includes the latest housing outlook for our region, important fire-season preparedness reminders, and a new customer communication improvement launching this year. We remain committed to providing clear information, enhancing public safety, and improving your overall experience with our services.

## Key Updates – Q2 2026

### **Summer 2026 Housing Outlook**

Industry experts forecast steady housing activity across the Sacramento region this summer, with statewide single-family home sales expected to rise about 2% in 2026 and median prices projected to grow roughly 3.6%, supported by slightly improved mortgage conditions (Source: California Association of REALTORS). The Sacramento metro area is expected to see moderate price growth of about 2–4% as inventory gradually increases (Sources: Sacramento housing market forecasts). In El Dorado County, housing activity remains stable across communities, with typical home values around \$656,900 and homes continuing to move at a consistent pace through mid-2026 (Source: regional housing value data).

### **Entering Fire Season**

El Dorado County is officially entering fire season, and we encourage all residents to take steps now to make their properties fire safe. Creating defensible space is one of the most effective ways to protect your home and community. The California State Fire Marshal recommends maintaining a **“Lean, Clean & Green Zone”** around all structures—removing dead vegetation, reducing fuels, and keeping landscaping well-maintained to slow or stop the spread of wildfire. [Wildfire Public Education | OSFM](#)

### **Expanded Inspector Communication Coming Summer 2026**

The El Dorado County Building Division is pleased to announce an upcoming improvement in customer relations. Beginning this summer, field inspectors will be available to take calls during their day in the field. If you have a question about your scheduled inspection or inspection time, you will be able to contact your assigned inspector directly using the phone number provided through **eTRAKIT** “Today’s Inspections” site [eTRAKIT](#).

This enhanced communication option is intended to support a smoother inspection process for residents and contractors. Once launched, this service will remain available year-round.

## Industry Spotlight



### **Heat Pump Water Heaters: Phasing Out Old Systems**

Effective January 1, 2026, California's updated Title 24 energy code—adopted statewide, including El Dorado County—mandates heat pump water heaters for all new residential construction, signaling the end of traditional gas and electric resistance units in new builds. Looking ahead, the state plans to ban sales of new gas water heaters statewide by 2030, requiring zero-emission alternatives like electric heat pump models. These all-electric systems are 60–75% more efficient, reducing energy use and monthly bills while supporting cleaner indoor air.

### **Caldor Fire Victims in Grizzly Flats Receive Support**

In early 2026, a collaborative effort led by HomeAid® Sacramento, in coordination with El Dorado County, its Planning & Building Department, and community partners, launched the Caldor Fire Rebuild Project in Grizzly Flats. Local industry leaders—Elliott Homes, NEXT Crafted, and USA Properties Fund—have stepped forward as “Builder Captains.” Each has committed to overseeing the construction of two Title 25-designed, 750-square-foot homes for fire survivors, bringing skilled labor, donated materials, and organizational expertise to accelerate recovery and restore hope.

This groundbreaking initiative marks HomeAid's first venture into single-family home construction, responding to the urgent need among twelve families—including veterans, multi-generational residents, and seniors—who faced displacement and financial hardship after the 2021 blaze. With construction on six homes set to begin in Q2 2026, the program demonstrates both compassion and innovation. At the project's April 29 kick-off event at the County Planning Committee Chambers, key voices emphasized resilience and community spirit, including Planning & Building Director Karen Garner and a Builder Captain representative from Elliott Homes, as homeowners placed “Courage,” “Family,” and “Hope” stones from their land into a shared jar—symbolic of their journey forward.

## Feedback & Suggestions

We value your input! Please send comments or suggestions to [bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

Contact Information: 530-621-5315