CDA DEVELOPMENT CONTROL SYSTEM · DRE, COMMON-INTEREST STRUCTURE & PHASE RELEASE

DRE Public-Report Control Workbook

A California public-report management workbook for filing path, DRE forms, exhibits, professional inputs, DRE comments, report status, sales authority, expiration, amendment triggers, and phase-release decisions.

Control field	Specification
Artifact version	1.1 (Updated for 2026–2027 California statutory currency)
Sources reviewed	2026-11-25
Editable workbook	cda-dre-public-report-control-workbook.xlsx
Project stage	DRE, Common-Interest Structure & Phase Release

Workbook Architecture & Tab Overview

Worksheet Tab	Control Function
Read_Me	Subdivided Lands Act filing discipline, form currency rule, and role boundaries.
Dashboard	Formula-driven readiness dashboard across exhibits, open DRE deficiencies, active reports, and amendment triggers.
Project_File	Subdivision identity, DRE file number, phase structure, tract/parcel map numbers, and key professional contacts.
Filing_Path	Filing-type assessment across Preliminary (Pink), Conditional, Final (White), Phased, Amendment, and Renewal tracks.
Forms_Exhibits	Complete DRE form and exhibit checklist tracking form revisions, specialist owners, title, maps, CC&Rs, budgets, reserves, and escrow.
DRE_Comments	Deficiency and qualitative-comment response log tracking deputy notes, assigned responders, and resubmittal status.
Report_Authority	Issued report ledger tracking report number, issue/expiration dates, covered lots/units, sales authority, and 10 CCR § 2800 material-change triggers.
Lists	Controlled filing-status and role vocabularies.
Sources	Verified DRE Public Reports, Subdivision Forms, SPRAG, Operating Cost Manual, and 2026–2027 statutory references.

Operating Protocol

1. Establish project/file identity and confirm the filing path with subdivision counsel before collecting forms and exhibits.

2. Verify current DRE form revision dates on dre.ca.gov before assembling any RE 624, RE 628, RE 616B, or RE 635 package.

3. Assign every DRE deputy comment to the responsible specialist (counsel, budget preparer, title, engineer, escrow) and track resubmittal versions.

4. Audit Report_Authority before any marketing, reservation, contract execution, closing, or material project change under 10 CCR § 2800.

2027 California Statutory Watch

Before relying on tentative-map timelines, impact-fee offsets, parcel-map exceptions, final-map timing, or Davis-Stirling governance rules, verify whether California enactments taking effect January 1, 2027 apply to the project — including SB 1169 (Stats. 2026, ch. 423; Gov. Code, § 66452.6), SB 1036 (ch. 54; Gov. Code, §§ 66001, 66013), AB 1834 (ch. 43; Gov. Code, § 66426), SB 677 (ch. 974; Gov. Code, § 66458), AB 1892 (ch. 169; Civ. Code, §§ 4775, 5103, 5105), and AB 2050 (ch. 796; Civ. Code, §§ 5550, 5552).

Professional Role Boundary — CDA coordinates strategy, information, workstreams, responsibilities, dependencies, decision records, and implementation within an agreed advisory scope. Public agencies retain public decision-making authority. Attorneys, engineers, surveyors, architects, environmental professionals, reserve specialists, accountants, escrow professionals, title professionals, and other qualified specialists retain responsibility for their professional work.

Informational Scope Notice — These working records organize project information, responsibilities, and follow-through. They are general informational templates, not legal advice for any reader's facts, and using them creates no attorney-client or other professional relationship. They do not establish legal compliance, vested rights, CEQA adequacy, subdivision validity, DRE authorization, entitlement validity, agency approval, or commercial feasibility.