AIA CA Board of Directors 2025 Bill Positions

Accessibility

AB 780

(Castillo R) Disability access: construction-related accessibility claims: notice of violation and opportunity to correct.

Status: 3/17/2025-Referred to Com. on JUD.

Summary: Existing law prohibits discrimination on the basis of various specified personal characteristics, including disability. Existing law imposes minimum statutory damages for construction-related accessibility claims if the violation of a construction-related accessibility standard denied the plaintiff full and equal access to the place of public accommodation on a particular occasion, as specified. Existing law imposes various limits on a defendant's liability for statutory damages under specified sets of conditions, including if the defendant, among other things, corrects the construction-related violations within a specified time. This bill would prohibit a construction-related accessibility claim for statutory damages from being initiated in a legal proceeding against a defendant who employs 50 or fewer individuals, as specified, unless the defendant has been served with a letter specifying each alleged violation, and the alleged violations have not been corrected within 120 days of service of the letter. The bill would provide that a defendant is not liable for statutory damages, plaintiff's attorney's fees, or costs for an alleged violation that is corrected within 120 days of service of a letter alleging the violation. The bill would also prohibit a plaintiff from avoiding the notice and opportunity to correct provisions and the liability limitations by claiming they are seeking general discrimination damages based on a violation of the Americans with Disabilities Act of 1990 if the underlying claim is based on a defendant's failure to comply with physical accessibility standards under California law.

Position
Support

Notes: Comments to the author's office to update language to say "work started in 120 days" instead of "violation corrected within 120 days."

Adaptive Reuse

AB 507 **(Haney D) Adaptive reuse: streamlining: incentives.**

Status: 5/1/2025-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.) (April 30). Re-referred to Com. on APPR.

Summary: Existing Law

1. **Planning & Zoning Regulations**:
   - Cities and counties must adopt long-term development plans, including housing elements.
   - Current zoning laws often require legislative action, extensive studies, and prolonged permitting for office-to-housing conversions.
   - AB 2011 (2022) allows by-right housing development in commercial zones but excludes mixed-income and market-rate projects on narrower streets, limiting adaptive reuse in historic downtowns.
2. **CEQA (California Environmental Quality Act)**:
   - CEQA requires environmental impact reports for projects that may significantly affect the environment but does not apply to ministerial (automatic) approvals.

Proposed Changes Under AB 507

1. **By-Right Approval for Adaptive Reuse**:
   - Designates adaptive reuse projects as a **use by right** in all zoning districts, subject to streamlined, ministerial approval.
   - Applies to buildings **less than 50 years old** or those meeting historic preservation standards.
2. **Affordability Requirements**:
   - Rental projects must include:
     - **8% very low-income units** + **5% extremely low-income units**, or
     - **15% lower-income units**.
   - Owner-occupied projects must include:
     - **30% moderate-income units**, or
     - **15% lower-income units**.
   - Mixed-use projects must dedicate **at least 50% of total square footage** to residential use.
3. **Parking & Development Flexibility**:
   - No parking required if the existing building lacks on-site parking.
   - New residential or mixed-use structures can be added on **underutilized land** (e.g., parking lots) within the same parcel or adjacent parcels.
4. **Local Government Role & Limitations**:
   - Cities/counties can adopt ordinances to specify local standards but **cannot prohibit adaptive reuse projects**.
   - Local agencies must approve qualifying projects **without discretionary review** and within specified timelines.
5. **Impact Fees & Financial Incentives**:
   - **Exempts projects from impact fees** unless they directly relate to the change of use from nonresidential to residential/mixed-use.
   - Allows local governments to create an **Adaptive Reuse Investment Incentive Program**, directing property tax revenue from increased assessed values to support adaptive reuse for up to 30 years.
6. **CEQA Exemptions**:

Adaptive reuse projects under this bill are **exempt from CEQA**, avoiding costly environmental review delays.

Position
Support

Notes: Supported the same bill last year (AB 3068).

ADU

AB 1055 **(Boerner D) Accessory dwelling units: proof of residential occupancy requirements.**
Status: 4/24/2025-Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.) In committee: Set, first hearing. Hearing canceled at the request of author.
Summary: Existing law, the Planning and Zoning Law, provides for the creation of an accessory dwelling unit by local ordinance or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards. Existing law similarly provides for the creation of junior accessory dwelling units by local ordinance or, if a local agency has not adopted an ordinance, by ministerial approval, in single-family residential zones in accordance with specified standards and conditions. Existing law generally prohibits a local agency from imposing additional standards, as specified, when evaluating a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. However, existing law authorizes a local agency to require that the property be used for rentals of terms 30 days or longer.

This bill would additionally authorize a local agency to require the property owner to certify, as specified, that the accessory dwelling unit will be occupied as a residential dwelling unit for at least 6 months out of each calendar year. The bill would authorize the local agency to annually recertify, as specified, that the accessory dwelling unit is occupied as a residential dwelling unit for at least 6 months out of each calendar year. The bill would require the local agency, in enforcing the annual recertification provisions described above, to include at least 2 notices to the owner of the accessory dwelling unit, and would prohibit the local agency from, among other things, charging more than a reasonable fine for failure to comply with the above-described annual certification provisions, as specified.

Position
Oppose

Notes: Reason for oppose recommendation: This bill aims to fix a problem unsupported by data. There is no data showing large numbers of ADUs being built yet never used as housing. It singles out ADUs for unique, burdensome regulations that will confuse homeowners and lenders. No one knows what the future holds for the future of their family. Today's ADU for grandma may be tomorrow's college child's apartment, an emergency source of income to pay the mortgage, or a temporary home office in a pandemic.

AB 1154 **(Carrillo D) Accessory dwelling units: junior accessory dwelling units.**
Status: 4/29/2025-In Senate. Read first time. To Com. on RLS. for assignment.
Summary: The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law prohibits a local agency from imposing parking standards for an accessory dwelling unit under certain circumstances, whether or not the local agency has adopted a local ordinance pursuant to the above provisions. Under existing law, those circumstances include, among others, if the accessory dwelling unit is located within 1/2 of one mile walking distance of public transit or there is a car share vehicle located within one block of the accessory dwelling unit.

This bill would additionally prohibit a local agency from imposing any parking standards if the accessory dwelling unit is 500 square feet or smaller.

Existing law also provides for the creation of junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law requires an ordinance that provides for the creation of a junior accessory dwelling unit to, among other things, require owner-occupancy in the single-family residence in which the junior accessory dwelling unit is permitted.

Under this bill, that owner-occupancy requirement would apply only if the junior accessory dwelling unit has shared sanitation facilities with the existing structure. The bill would require an ordinance that provides for the creation of a junior accessory dwelling unit to require that a rental of a junior accessory dwelling unit be for a term longer than 30 days.

Position
Support

SB 9 **(Arreguín D) Accessory Dwelling Units: owner-occupant requirements.**
Status: 4/28/2025-From committee with author's amendments. Read second time and amended. Re-referred to Com. on L. GOV.
Summary: The Planning and Zoning Law provides for the creation of an accessory dwelling unit by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards. The law prohibits a local agency from imposing an owner-occupant requirement or any additional standards, except as specified, when evaluating a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. The law also prohibits a local agency from imposing parking standards for an accessory dwelling unit, as specified, whether or not the local agency has adopted a local ordinance pursuant to these provisions.

This bill would additionally prohibit a local agency from imposing an owner-occupant requirement for a proposed or existing accessory dwelling unit whether or not the local agency has adopted a local ordinance pursuant to these provisions.

Position
Support

APDM

AB 361 **(Schultz D) Best value procurement: school districts and county offices of education.**
Status: 4/9/2025-In committee: Set, first hearing. Referred to APPR. suspense file.
Summary: Existing law establishes a pilot program authorizing the Los Angeles Unified School District to use, before December 31, 2025, a best value procurement method for bid evaluation and selection for public projects that exceed $1,000,000. The pilot program establishes various requirements applicable to the use of the best value procurement method under the authorization. Existing law requires the school district to submit a report to the appropriate policy and fiscal committees of the Legislature on the use of the best value procurement method as provided and in accordance with a specified schedule. These provisions are repealed on January 1, 2026.

This bill would delete the reporting requirement and repeal date, thereby extending these provisions concerning the Los Angeles Unified School District indefinitely, and make related conforming changes. This bill would additionally authorize the governing board of any school district, except for the Los Angeles Unified School District, and the county board of education, as defined, to use, before December 31, 2030, a best value procurement method for bid evaluation and selection for public projects that exceed $1,000,000. The bill would establish various requirements applicable to the use of the best value procurement method under this authorization. The bill would require a school district or county office of education to submit a report on the use of the best value procurement method, as specified, to the appropriate policy and fiscal committees of the Legislature, on or before January 1, 2030. The bill would repeal these provisions on January 1, 2031.

Position
Support

Notes: Supported a bill last year to allow counties to do this.

Boards

SB 641

(Ashby D) Department of Consumer Affairs and Department of Real Estate: states of emergency: waivers and exemptions.
Status: 5/2/2025-Set for hearing May 12.
Summary: Existing law establishes in the Business, Consumer Services, and Housing Agency the Department of Real Estate to license and regulate real estate licensees, and the Department of Consumer Affairs, which is composed of various boards that license and regulate various businesses and professions.

This bill would authorize the Department of Real Estate and boards under the jurisdiction of the Department of Consumer Affairs to waive the application of certain provisions of the licensure requirements that the board or department is charged with enforcing for licensees and applicants impacted by a declared federal, state, or local emergency or whose home or business is located in a declared disaster area, including certain examination, fee, and continuing education requirements. The bill would exempt impacted licensees of boards from, among other requirements, the payment of duplicate license fees. The bill would require all applicants and licensees of the Department of Real Estate or boards under the Department of Consumer Affairs to provide the board or department with an email address. The bill would prohibit a contractor licensed pursuant to the Contractors State License Law from engaging in debris removal unless the contractor has one of specified license qualifications or as authorized by the registrar of contractors during a declared state of emergency or for a declared disaster area, has passed an approved hazardous substance certification examination, and complies with certain occupational safety and health requirements concerning hazardous waste operations and emergency response, as specified. The bill would require the Real Estate Commissioner, upon the declaration of a state of emergency, to determine the nature and scope of any unlawful, unfair, or fraudulent practices, as specified, and provide specified notice to the public regarding those practices. The bill would authorize the commissioner to suspend or revoke a real estate license if the licensee makes an unsolicited offer to an owner of real property to purchase or acquire an interest in the real property for an amount less than the fair market value of the property or interest of the property if the property is located in a declared disaster area, and would also make a violation of that provision a misdemeanor.

Position
Support

Building Codes

AB 6

(Ward D) Residential developments: building standards: review.
Status: 5/5/2025-Read second time and amended.
Summary: Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code (code). Existing law requires the commission to publish, or cause to be published, editions of the code in its entirety once every 3 years. Existing law requires the building standards and rules and regulations to impose substantially the same requirements as are contained in the most recent editions of specified international or uniform industry codes, including the International Residential Code of the International Code Council. Existing law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency and requires the department to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department.

This bill would require the department to convene a working group no later than December 31, 2026, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built under the requirements of the California Residential Code, as specified. The bill would require the department, no later than December 31, 2027, 2028, to provide a one-time report of its findings to the Legislature in the annual report described above. The bill, if the report identifies and recommends amendments to building standards, would require the department to research, develop, and consider proposing the standards for adoption by the commission, as specified. For the purposes of these provisions, the bill would authorize the department to exceed the scope and application of the

International Residential Code to allow residential developments of between 3 and 10 units to be designed and constructed under the requirements of the California Residential Code. This bill contains other related provisions and other existing laws.

Position
Support

AB 306 **(Schultz D) Building regulations: state building standards.**
Status: 4/23/2025-Re-referred to Coms. on HOUSING and L. GOV.
Summary: Existing law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation.

Existing law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Existing law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Existing law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions.

This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program.

This bill would, from June 1, 2025, until June 1, 2031, inclusive, require the commission to reject a modification or change to any building standard, as described above, affecting a residential unit and filed by the governing body of a city or county unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. The bill would also make related findings and declarations.

Existing law requires the commission to receive proposed building standards from state agencies for consideration in an 18-month code adoption cycle and to develop regulations, as specified, setting forth the procedures for the 18-month adoption cycle.

This bill, from June 1, 2025, until June 1, 2031, inclusive, would provide that the above-described requirement does not apply to any building standards affecting residential units and would prohibit the commission from considering, approving, or adopting any proposed building standards affecting residential units, unless a certain condition is met, including that the commission deems those changes necessary as emergency standards to protect health and safety.
The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the commission for approval and adoption.

This bill would prohibit the commission or any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units, unless a certain condition is met, including that the commission deems those changes necessary as emergency standards to protect health and safety.

Position
Oppose Unless
Amended

Notes: This bill hADUas been flying through the process and passing unanimously, so it is likely to pass despite opposition. AIA California is working with stakeholders to amend the bill to a more workable form. Our suggestion is that this apply only the California Residential Code.

AB 368 **(Ward D) Energy: building standards: passive house standards.**
Status: 4/22/2025-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 14. Noes 0.) (April 21). Re-referred to Com. on APPR.
Summary: Existing law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, lighting, insulation, climate control system, and other building design and construction standards, and energy and water conservation design standards, for new residential and new nonresidential buildings to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, as specified. This bill would require the commission to evaluate the cost-effectiveness of passive house energy efficiency standards by California climate zone, using commission-adopted metrics such as long-term system cost. The bill would require the commission to evaluate the use of the 2 passive house energy models currently required for passive house certification in its analysis and the cost-effectiveness of passive house construction compared to existing construction, as specified. The bill would require the commission, on or before December 31, 2026, to submit a report to the Legislature documenting its findings and recommendations.

Position
Support

SB 655 **(Stern D) Residential building standards: indoor temperature.**
Status: 5/2/2025-Set for hearing May 12.
Summary: Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Existing law requires the commission to publish, or cause to be published, editions of the code in its entirety every 3 years, and to publish, or cause to be published, supplements as necessary in the intervening period. Existing law requires all state agencies that adopt or propose to adopt a building standard to submit the building standard to the commission for approval and adoption. Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Existing law, the State Housing Law, requires the department to propose the adoption, amendment, or repeal of building standards to the California Building Standards Commission and to adopt, amend, or repeal rules and regulations for the protection of the health, safety, and general welfare of the occupant and the public relating to specified residential structures, as provided, which apply throughout the state.

This bill would require the Department of Housing and Community Development to research, develop, and propose for adoption by the California Building Standards Commission for the next triennial update of the California Building Standards Code that occurs on or after January 1, 2026, standards that may include, among other things, the use of mechanical ventilation, to achieve a maximum safe indoor air temperature of 82 degrees Fahrenheit for newly constructed residential dwelling units.

Position
Support

CEQA

AB 314 **(Arambula D) Affordable Housing and Sustainable Communities Program: project eligibility.**
Status: 5/1/2025-Re-referred to Com. on APPR.
Summary: Existing law requires the Strategic Growth Council to develop and administer the Affordable Housing and Sustainable Communities Program to reduce greenhouse gas emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support other related and coordinated public policy objectives. Existing law specifies the types of projects eligible for funding under the program, including, among others, transit capital projects, active transportation capital projects, and transit-oriented development projects, as provided.

This bill would expressly include certain transit capital projects and transit-oriented development projects near planned high-speed rail stations that meet specific criteria as eligible for funding under the program.

Position
Support

SB 231 **(Seyarto R) California Environmental Quality Act: the Office of Land Use and Climate Innovation: technical advisory.**

Status: 4/7/2025-April 7 hearing: Placed on APPR. suspense file.

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Under existing law, the recommendation, continuous evaluation, and execution of statewide environmental goals, policies, and plans are included within the scope of the executive functions of the Governor. Existing law establishes the Office of Land Use and Climate Innovation in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency.

This bill would require, on or before July 1, 2027, the Office of Land Use and Climate Innovation to consult with regional, local, state, and federal agencies to develop a technical advisory on thresholds of significance for greenhouse gas and noise pollution effects on the environment to assist local agencies. The bill would require the technical advisory to provide suggested thresholds of significance for all areas of the state, as specified, and would provide that lead agencies may elect to adopt these suggested thresholds of significance. The bill would also require the Office of Land Use and Climate Innovation to post the technical advisory on its internet website.

Position
Support

SB 232 **(Seyarto R) California Environmental Quality Act: guidelines: study.**

Status: 4/7/2025-April 7 hearing: Placed on APPR. suspense file.

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA requires the Office of Land Use and Climate Innovation, formerly named the Office of Planning and Research, to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. The CEQA guidelines require a lead agency, immediately after deciding that an environmental impact report is required for a project, to send a notice of preparation stating that an environmental impact report will be prepared to the office and each responsible and trustee agency, as specified.

This bill would require the office to conduct a study to, among other things, evaluate how locked-in guidelines could impact regulatory certainty for future project proponents, lead agencies, and stakeholders and assess how locked-in guidelines could affect the speed and efficiency of the environmental review process pursuant to CEQA. The bill would define "locked-in guidelines" as CEQA guidelines, that are in effect at the time of the first issuance of the notice of preparation for a project, that apply to the project throughout the course of the environmental review process pursuant to CEQA, regardless of changes in the guidelines that occur after the first issuance of the notice of preparation. The bill would require, on or before January 1, 2027, the office to submit a report to the Governor and the Legislature on the study. The bill would repeal these provisions on January 1, 2028.

Position
Support

SB 607 **(Wiener D) California Environmental Quality Act: categorical exemptions: infill projects.**

Status: 5/1/2025-Read second time and amended. Re-referred to Com. on APPR.

Existing Law: The California Environmental Quality Act (CEQA) requires public agencies to assess the environmental impact of proposed projects before approval. If a project may have a significant environmental effect, the agency must prepare an Environmental Impact Report (EIR); if the project is unlikely to cause significant harm, a Negative Declaration (ND) or Mitigated Negative Declaration (MND) may be issued instead. CEQA also includes Categorical Exemptions for specific types of projects deemed to have no significant environmental impact, such as some urban infill developments. However, CEQA's broad applicability has led to frequent legal challenges that can delay or block projects for years, often for reasons unrelated to actual environmental concerns.

What SB 607 Does:

SB 607 aims to streamline CEQA, focusing environmental review on actual environmental concerns while reducing

misuse for delaying urban projects. Key changes include:

1. **Refining the Scope of CEQA Review**
    - If a project is disqualified from a **Categorical Exemption** for a specific reason, the CEQA review will be limited to addressing that reason.
    - **Rezoning consistent with an approved housing element** will be exempt from CEQA to avoid redundant reviews.
2. **Improving Review Standards & Efficiency**
    - Aligns the standard for **Negative Declarations (NDs) and Mitigated Negative Declarations (MNDs)** with EIRs, reducing unnecessary challenges.
    - Limits **CEQA record requirements** by excluding communications from individuals not directly involved in project decision-making.
3. **Supporting Urban Infill Development**
    - Directs the **Office of Land Use and Climate Innovation (LUCI)** to clarify and improve the **Class 32 "Infill Development" Exemption** with clearer geographic and objective standards.
    - Requires **statewide mapping of eligible urban infill sites** by 2026 to guide sustainable development.
4. **Exclusions**
    - The bill does not apply to oil and gas infrastructure or distribution centers, ensuring CEQA protections remain for environmentally sensitive projects.

Position
Support

SB 611 **(Richardson D) Planning and zoning: community plans: review under CEQA**

Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development and the development of any land outside its boundaries that, in the planning agency's judgment, bears relation to its planning, as provided. After the legislative body has adopted a general plan, that law also authorizes, or if so directed by the legislative body, requires, the planning agency to prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan, as provided. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA limits the review of a project under its provisions if the parcel is zoned or designated in a community plan to accommodate a particular density of development, an environmental impact report was certified for that zoning or planning action, and the project is consistent with the zoning or community plan, as specified. CEQA requires a court, if it finds that any determination, finding, or decision of a public agency has been made without compliance with CEQA, to enter an order that includes one or more specified mandates, including a mandate to void the determination, finding, or decision of the public agency.

Previous law, until January 1, 2025, notwithstanding the above-described requirement for a court to enter an order under CEQA, prohibited a court in an action or proceeding to attack, review, set aside, void, or annul the acts or decisions of the local agency, including a charter city, in adopting an update to a community plan on the grounds of noncompliance with CEQA from, on the basis of that noncompliance, invalidating, reviewing, voiding, or setting aside the approval of a development project that meets certain requirements. Previous law specified that those provisions did not affect or alter the obligation for the approval of a development project that was consistent with an approved community plan update to comply with CEQA or, except as expressly provided, preclude or limit an action to attack, review, set aside, void, or annul the approval of a development project that was consistent with an approved community plan pursuant to specified law. Previous law provided that the repeal of those provisions does not affect any right or immunity granted by those provisions to a development project that meets specified requirements before January 1, 2025.

This bill would reenact those provisions. The bill would specify that its provisions would apply to a development project for which an application has been accepted as complete by, the local jurisdiction on or before January 1, 2036.

Position
Support

SB 678 **(Niello R) Fire prevention activities: challenges: undertaking.**
Status: 5/5/2025-May 5 hearing: Placed on APPR. suspense file.
Summary: Existing law governs procedures for specified civil actions, including those brought pursuant to the California Environmental Quality Act. Existing law requires a plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant under certain circumstances, such as when the plaintiff challenges a low- or moderate-income housing development project for the purpose of delaying or thwarting the project.

This bill would provide that, in a civil action brought to challenge a project that will engage in fire prevention activities, including those brought pursuant to the California Environmental Quality Act, a defendant may seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action or seeking by the plaintiff of particular relief, including injunctive relief, would result in preventing or delaying the project. The bill would require the defendant to show that the action is without merit and that it was brought in bad faith, vexatiously, for the purpose of delay, or to thwart the project. The bill would permit a plaintiff in responding to such a motion to request that the amount of the undertaking be limited because it would result in economic hardship, as specified. This bill would authorize the court to order an undertaking not to exceed $500,000 or to decline to require an undertaking if the court finds that it would cause the plaintiff to suffer undue economic hardship.

Position
Support

Density Bonus

AB 87 **(Boerner D) Housing development: density bonuses: mixed-use developments.**
Status: 5/5/2025-Read second time. Ordered to third reading.
Summary: Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for lower income households or very low income households, and meets other requirements. Existing law requires the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. Existing law defines “housing development,” for these purposes, to mean a development project for 5 or more residential units, including mixed-use developments.

This bill would prohibit an incentive or concession granted for a mixed-use development containing a hotel, motel, bed and breakfast inn, or other visitor-serving purpose from applying to the portion of the proposed development containing hotel, motel, bed and breakfast inn, or other visitor-serving purpose use.

Position
Support

AB 945 **(Fong D) Density Bonus Law: incentives and concessions: green housing developments.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/10/2025)(May be acted upon Jan 2026)
Summary: Existing law, referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for lower income households or very low income households, and meets other requirements. Under existing law, the number of incentives or concessions granted to a development under the Density Bonus Law vary based on the percentage of affordable units within the development, or whether the development serves specified other target populations, as provided. Existing law establishes the Department of Housing and Community Development (HCD) in the Business, Consumer Services, and Housing Agency and requires it to administer various programs intended to promote the development of housing. Existing law establishes the State Energy Resources Conservation and Development Commission (the commission), consisting of 5 members, and establishes various duties and responsibilities of the commission relating to energy usage in the state.

This bill would require a city or county to grant additional incentives or concessions when an applicant proposes to construct a green housing development, as defined. The bill would require that the number of incentives or concessions

granted initially be set to 3 and would require HCD, as specified, to evaluate and report on the number and type of units and developments entitled, permitted, and constructed pursuant to these provisions. The bill would require HCD, in this report, to maintain or alter the number of incentives or concessions granted under these provisions, as prescribed. The bill would require a city or county to report, as specified, at least annually to HCD on the quantity of green housing developments where the applicant has requested additional incentives or concessions under these provisions. The bill would also prohibit a city or county from requiring that a green housing development include car parking. By expanding a city or county's duties to administer incentives or concessions, this bill would impose a state-mandated local program.

Position
Support

SB 92 **(Blakespear D) Housing development: density bonuses.**
Status: 5/5/2025-Read second time and amended. Re-referred to Com. on APPR.
Summary: Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, if the developer agrees to construct specified percentages of units for lower income households or very low income households, and meets other requirements.

This bill would specify that certain provisions of the Density Bonus Law do not require a city, county, or city and county to approve, grant a concession or incentive requiring approval of, or waive or reduce development standards otherwise applicable to, transient lodging as part of a housing development, except as specified. The bill would also specify that a city, county, or city and county is authorized, but not required, to provide concessions or incentives or waivers or reductions of development standards allowing for an increase in floor area to apply to the nonresidential portion, or specified parking, of a housing development.

Position
Support

Development Fees

AB 874 **(Ávila Farías D) Mitigation Fee Act: waiver of fees: affordable rental housing.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/10/2025)(May be acted upon Jan 2026)
Summary: Existing law, the Mitigation Fee Act, imposes certain requirements on a local agency that imposes a fee as a condition of approval of a development project that is imposed to provide for an improvement to be constructed to serve the development project, or a fee for public improvements, as specified. The act also regulates fees for development projects and fees for specific purposes, including water and sewer connection fees, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project. The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, as provided.

This bill would require a local agency to waive fees or charges that are collected by a local agency to fund the construction of public improvements or facilities for residential developments subject to a regulatory agreement with a public entity, as provided, that includes certain income and affordability requirements. The bill would exclude from this requirement those fees or charges, as applicable, for the construction or reconstruction of school facilities or that cover the cost of code enforcement, inspection services, or other fees collected to pay for the cost of enforcement of local ordinances or state law.

Position
Support

SB 315 **(Grayson D) Quimby Act.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/26/2025)(May be acted upon Jan 2026)
Summary: The Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. The act provides that the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide 3 acres of park area per 1,000 persons residing within a subdivision subject to the act, except as specified.

This bill would additionally prohibit the proportion of the land to be dedicated, or the amount of any fee to be paid in lieu thereof, or both, from exceeding 25% of the total acreage of the subdivision, if the proposed subdivision is for infill housing. The bill would also prohibit the legislative body of a city or county from requiring the dedication of land or the payment of fees in lieu thereof, if the proposed subdivision is for infill housing and the subdivision is located within 1/2 mile of an existing park. This bill contains other related provisions and other existing laws.

Position
Support

Disaster

AB 239 **(Harabedian D) State-led County of Los Angeles disaster housing task force.**
Status: 4/30/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Existing law establishes the Department of Housing and Community Development (HCD) and sets forth its powers and duties, including updating and revising the California Statewide Housing Plan, as provided. Existing law establishes the Office of Emergency Services (OES), which is responsible for the state's emergency and disaster response services for natural, technological, or human-induced disasters and emergencies, including responsibility for activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters on people and property.

This bill would require HCD and OES to jointly convene a state-led County of Los Angeles disaster housing task force, as specified, for the purpose of coordinating and streamling efforts between HCD, the Federal Emergency Management Agency, OES, and local governments to rebuild housing in communities impacted by the wildfires that began on January 7, 2025, in the County of Los Angeles. The bill would require the task force to appoint a state disaster housing coordinator to accelerate the delivery of resources to communities impacted by the wildfires. The bill would require the task force to create a central rebuilding database published on HCD's internet website, as described, and report to the Legislature on the status of rebuilding housing in communities impacted by the wildfires, on April 1, 2026, and every quarter thereafter, as specified.

Position
Support

AB 265 **(Caloza D) Small Business and Nonprofit Recovery Fund Act.**
Status: 4/22/2025-Re-referred to Com. on E.D., G., & H.I. Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (April 22). Re-referred to Com. on APPR.
Summary: Existing law establishes the Office of Small Business Advocate (OSBA) within the Governor's Office of Business and Economic Development, also known as GO-Biz, to advocate for causes of small business and to provide small businesses with the information they need to survive in the marketplace.

This bill would establish the Small Business and Nonprofit Recovery Fund Act and would appropriate ($100,000,000) from the General Fund to the Small Business and Nonprofit Recovery Fund, which would be created by the bill. The bill would require OSBA to administer the fund and would require OSBA to allocate 90% of the moneys appropriated to the fund for purposes of a small business and nonprofit recovery grant program to provide competitive grants to small businesses and qualified nonprofit organizations, as defined, that are directly impacted by a state of emergency proclaimed by the Governor. The bill would authorize the funds to be used for, among other things, support recovery and rebuilding efforts, and would require a grantee to match the amount of the grant awarded. The bill would authorize OSBA to award grants in amounts that range from $2,500 to $100,000, inclusive.

Position
Support

AB 685 **(Solache D) Los Angeles and Ventura Wildfire Small Business Recovery Act.**
Status: 3/3/2025-Referred to Com. on E.D., G., & H.I.

Summary: Existing law establishes the Office of Small Business Advocate (OSBA) within the Governor's Office of Business and Economic Development, also known as GO-Biz, to advocate for causes of small business and to provide small businesses with the information they need to survive in the marketplace. Existing law also establishes the California Small Business Technical Assistance Program (SB-TAP) within OSBA, under the direct authority of the Small Business Advocate, for the purpose of assisting small businesses through free or low-cost one-on-one consulting and low-cost training by entering into grant agreements with one or more small business technical assistance centers. Under existing law, OSBA administers the Capital Infusion Program (CIP) pursuant to the SB-TAP, as specified.

This bill would establish the Los Angeles and Ventura Wildfire Small Business Recovery Act to provide assistance to small businesses directly impacted by the January 2025 wildfires in the Counties of Los Angeles and Ventura. For this purpose, the bill would appropriate $50,000,000 from the General Fund to the Los Angeles and Ventura Wildfire Small Business Recovery Fund, which the bill would create in the State Treasury. The bill would require OSBA to administer the fund and to allocate moneys in the fund to both the CIP and the SB-TAP. The bill would also require OSBA to establish a separate program to provide relief for employees of small businesses directly impacted by those wildfires. The bill would require Go-Biz to submit a report to the Legislature detailing the allocation and expenditure of funds pursuant to these provisions and would repeal the act on January 1, 2031..

Position
Support

AB 783 **(Caloza D) Public contracts: construction materials: disaster relief.**
Status: 5/5/2025-Re-referred to Com. on APPR.
Summary: Existing law authorizes the Department of General Services to enter into contracts on a bid or negotiated basis with manufacturers and suppliers of single source or multisource drugs, and to obtain from them discounts, rebates, or refunds as permissible under federal law.

This bill would, until January 1, 2031, authorize the department to negotiate and enter into contracts on a bid or negotiated basis for construction materials commonly used in residential structures that may include price discounts, rebates, refunds, or other strategies aimed at lowering the cost of these materials. The bill would require that these materials be offered at cost or with minimal administrative fees added to homeowners, contractors, nonprofit organizations, and local governments in any area affected by a state of emergency resulting from an earthquake, flood, fire, storm, or other natural disaster, as specified. The bill would require that the materials only be used for recovery efforts that are directly linked to housing losses caused by a state of emergency. This bill would prohibit its provisions from being interpreted to require the department to store or distribute materials. The bill would also require the department to report annually to specified committees of the Legislature on the implementation, cost savings, and effectiveness of these provisions.

Position
Support

AB 818 **(Ávila Farías D) Permit Streamlining Act: local emergencies.**
Status: 4/30/2025-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.
Summary: Existing law, the Permit Streamlining Act, requires a public agency to determine whether an application for a development project is complete within specified time periods, as specified. The act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Existing law, the California Emergency Services Act, among other things, authorizes a local emergency to be proclaimed by the governing body of a city, county, or city and county, as specified, and grants political subdivisions various powers and authorities in periods of local emergency.

This bill would require a local agency to approve or disapprove an application for a permit necessary to rebuild or repair an affected property, as defined and specified. The bill would require a local agency to approve an application, within 14 days of receipt of the application, for a construction permit for any of the specified structures intended to be used by a person until the rebuilding or repair of an affected property is complete. By imposing new duties on local agencies, this bill would impose a state-mandated local program. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Position
Support

AB 1284 **(Committee on Emergency Management) Emergency services: catastrophic plans: recovery frameworks.**
Status: 4/30/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Existing law, the California Emergency Services Act, establishes the Office of Emergency Services (OES) within the office of the Governor, and sets forth its powers and duties, including responsibility for addressing natural, technological, or manmade disasters and emergencies, including activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters to people and property.

This bill would require OES to develop state recovery frameworks for California's catastrophic plans, as provided. The bill would also require the governing body of a political subdivision, as defined, to develop regional recovery frameworks for California's catastrophic plans and would require OES to provide technical assistance in this regard. This bill would require OES and the governing bodies of political subdivisions, in developing recovery frameworks, to incorporate lessons learned from recent major disasters. The bill would require the recovery frameworks to be consistent with guidance from the Federal Emergency Management Agency and to address, at a minimum, specified recovery support functions, including economic recovery, health and social services, and infrastructure systems. The bill would require OES to use, to the greatest extent possible, federal preparedness grant funding to offset the state, local, and tribal government costs associated with developing recovery frameworks. The bill would require the state and regional recovery frameworks to be completed by January 15, 2027. By imposing new duties on local agencies, this bill would impose a state-mandated local program.

Position
Support

SB 663 **(Allen D) Winter Fires of 2025: real property tax: exemptions and reassessment.**
Status: 4/21/2025-April 21 hearing: Placed on APPR. suspense file.
Summary: Existing Law:

1. **Property Tax Valuation & Reassessment:**
   - Limits ad valorem property taxes to 1% of a property's full cash value, determined at purchase, new construction, or ownership change.
   - Allows reassessment exclusions for properties reconstructed after being damaged by disaster, provided they remain substantially equivalent.
   - Authorizes transfer of base year value to comparable replacement property within the same county if the damage is due to a Governor-declared disaster, with a 5-year rebuilding period.
2. **Disaster-Related Property Tax Reassessment:**
   - Local governments can provide property reassessments for taxable property damaged by disaster.
   - Property owners must file for reassessment within a time set by the county ordinance or 12 months after the disaster.
3. **Welfare Exemptions:**
   - Certain nonprofit-owned properties (religious, hospital, scientific, charitable) qualify for a tax exemption if used exclusively for their exempt purpose.
4. **State Reimbursement for Local Tax Losses:**
   - The state must reimburse local agencies for lost property tax revenue due to exemptions unless specified otherwise.

Proposed Changes:

1. **Extension of Rebuilding Timeline:**
   - Extends the 5-year period to 8 years for properties damaged by the January 2025 wildfires in Los Angeles and Ventura counties, including the Palisades, Eaton, Hughes, and Kenneth Fires.
   - Applies starting fiscal year 2025-26.
2. **Expanded Property Reassessment Eligibility:**
   - Allows reassessment for properties damaged in a state of emergency, not just a disaster declared by the Governor.
   - Extends the deadline to 24 months after the fires for reassessment applications.
3. **Temporary Welfare Exemption for Nonprofits:**
   - Properties that received a 2025 welfare exemption will continue to qualify if they were damaged by the fires.

Position
Support

Electrification

AB 39 **(Zbur D) General plans: Local Electrification Planning Act.**
Status: 5/1/2025-From committee: Do pass and re-refer to Com. on APPR. (Ayes 16. Noes 0.) (April 30). Re-referred to Com. on APPR.
Summary: Existing law, the Planning and Zoning Law, requires a city or county to adopt a comprehensive general plan for the city's or county's physical development that includes various elements, including, among others, a land use element that designates the proposed general distribution and general location and extent of the uses of the land in specified categories, and a circulation element that identifies the location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, as specified.

This bill, the Local Electrification Planning Act, would require each city, county, or city and county, on or after January 1, 2027, but no later than January 1, 2030, to prepare and adopt a specified plan, or integrate a plan in the next adoption or revision of the general plan, that includes locally based goals, objectives, policies, and feasible implementation measures that include, among other things, the identification of opportunities to expand electric vehicle charging and other zero-emission vehicle fueling infrastructure, as specified, and includes policies and implementation measures that address the needs of disadvantaged communities, low-income households, and small businesses for equitable and prioritized investments in zero-emission technologies that directly benefit these groups. For these purposes, the bill would authorize a city, county, or city and county to incorporate by reference into the general plan a previously adopted similar plan that meets the above-described requirements, as specified.

Position
Support

AB 1238 **(DeMaio R) California Energy Consumer Freedom Act.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was U. & E. on 3/17/2025)(May be acted upon Jan 2026)
Summary: Existing law prohibits new residential-type gas appliances that are equipped with a pilot light from being sold in the state 24 months after an intermittent ignition device has been demonstrated and certified by the State Energy Resources Conservation and Development Commission, as specified. Existing law requires the State Air Resources Board to adopt and implement motor vehicle emission standards, in-use performance standards, and motor vehicle fuel specifications for the control of air contaminants and sources of air pollution that the state board has found necessary, cost effective, and technologically feasible, as specified. Pursuant to its authority, the state board has adopted regulations, known as Advanced Clean Cars II, which reduce emissions from passenger cars, pickup trucks, and sport utility vehicles sold in California, including a requirement that 100% of new vehicle sales be zero emission by 2035.

This bill, the California Energy Consumer Freedom Act, would prohibit state agencies and local governments from adopting or enforcing a rule, regulation, resolution, or ordinance that directly or indirectly results in prohibiting the use of gas appliances in residential or nonresidential buildings, and the buying, selling, or use of gasoline-powered vehicles or equipment. This bill contains other related provisions and other existing laws.

Position
Oppose

Energy

SB 710 **(Blakespear D) Property taxation: active solar energy systems: extension.**
Status: 3/18/2025-Set for hearing May 14.
Summary: The California Constitution generally limits the maximum rate of ad valorem tax on real property to 1% of the full cash value of the property and defines "full cash value" for these purposes as the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. Pursuant to constitutional authorization, existing property tax law excludes from the definition of "newly constructed" for these purposes the construction or addition of any active solar energy system, as defined, through the 2025–26 fiscal year. Under existing property tax law, this exclusion remains in effect only until there is a subsequent change in ownership, but an active solar energy system that qualifies for the exclusion before January 1, 2027, will continue to receive the exclusion until there is a subsequent change in ownership. Existing law repeals these exclusion provisions on January 1, 2027.

This bill would, beginning with the 2026–27 fiscal year, extend the exclusion indefinitely, and would limit the exclusion to customer-sited active solar energy systems, as defined.

Position
Support

Financing

AB 736 **(Wicks D) The Affordable Housing Bond Act of 2026.**
Status: 4/30/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program.

Position
Support

SB 417 **(Cabaldon D) The Affordable Housing Bond Act of 2026.**
Status: 2/19/2025-From printer. May be acted upon on or after March 21.
Summary: Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would enact the Affordable Housing Bond Act of 2026, which, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant

Program. This bill would provide for submission of the bond act to the voters at the June 2, 2026, statewide election.

Position
Support

SB 492 **(Menjivar D) Youth Housing Bond Act of 2025.**
Status: 2/20/2025-From printer. May be acted upon on or after March 22.
Summary: Existing law, the Veterans and Affordable Housing Bond Act of 2018, which was approved by the voters as Proposition 1 at the November 6, 2018, statewide general election, authorizes the issuance of bonds in the amount of $4,000,000,000 pursuant to the State General Obligation Bond Law and requires the proceeds from the sale of these bonds to be used to finance various housing programs and a specified program for farm, home, and mobilehome purchase assistance for veterans, as provided. Existing law establishes, among various other programs intended to address homelessness in this state, the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing.

This bill would enact the Youth Housing Bond Act of 2025 (bond act), which, would authorize the issuance of bonds in the amount of $_ pursuant to the State General Obligation Bond Law to finance the Youth Housing Program, established as part of the bond act. The bill, as a part of the program, would require the Department of Housing and Community Development to make awards to local agencies, nonprofit organizations, and joint ventures for the purpose of acquiring, renovating, constructing, and purchasing equipment for youth centers or youth housing, as those terms are defined. This bill would provide for submission of the bond act to the voters at the November 3, 2026, statewide general election.

Position
Support

Historic Preservation

AB 1061 **(Quirk-Silva D) Housing developments: urban lot splits: historical resources.**
Summary: Under the Planning and Zoning Law, the legislative body of a county or city may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. Existing law requires a local agency to consider ministerially a specified proposed housing development or to ministerially approve a parcel map for an urban lot split if the development or parcel meets specified requirements, including, that the development or parcel is not located within a historic district or property included on the State Historic Resources Inventory or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to city or county ordinance, as specified. Existing law authorizes a local agency to impose specified objective standards on the development or parcel created by an urban lot split, but prohibits a local agency from, among other things, requiring setback for an existing structure or structure constructed in the same location and to the same dimensions of an existing structure.

With respect to ministerial review of a housing development under the above-described provisions, this bill would, if the other specified requirements are met, instead require a local agency to consider ministerially a proposed housing development or that is not located on a parcel individually listed as a historical resource included in the State Historical Resources Inventory, as specified, or within a property individually designated or listed as a city or county landmark under a city or county ordinance. The bill would additionally prohibit the development from demolishing more than 25% of the exterior wall area or affecting the character-defining exterior features of a contributing structure, as specified. The bill, with respect to the requirement to ministerially approve a housing development under the above-described provisions, would remove the setback prohibition. The bill would also authorize a local government to adopt objective standards on the development that prevent adverse impact on a property that is included on the State Historic Resources Inventory or for the purposes of maintaining the historical value of a historic district listed in the California Register of Historical Resources, as specified.

Position
Support

AB 1265 **(Haney D) Income taxes: credits: rehabilitation of certified historic structures.**
Status: 4/21/2025-Re-referred to Com. on REV. & TAX.
Summary: The Personal Income Tax Law and the Corporation Tax Law allow a credit against the taxes imposed by those laws, for taxable years beginning on or after January 1, 2021, and before January 1, 2027, for rehabilitation of certified historic structures, as defined, and, under the Personal Income Tax Law, for a qualified residence, as defined. Existing law allows an increased credit of 25% of the qualified rehabilitation expenditures with respect to a certified historic structure meeting any of certain criteria, including a rehabilitated structure that includes affordable housing for lower income households. Existing law requires, on an annual basis beginning January 1, 2021, until January 1, 2027, the Legislative Analyst to collaborate with the California Tax Credit Allocation Committee and the Office of Historic Preservation to review the effectiveness of these tax credits, as described.

This bill would extend the operative dates of the above-described credit through taxable years beginning before January 1, 2031. The bill would increase the credit for certain certified historic structures from 25% to 30% of qualified rehabilitation expenditures. The bill, for purposes of certified historic structures eligible for the 30% credit, would require a rehabilitated structure for affordable housing for lower income households to include improvements to preserve existing affordable housing, as defined, and would authorize that credit percentage for a structure that is adaptively reused for housing with no less than 50% of the existing floor area used for housing. The bill would also extend the Legislative Analyst's annual review requirement to January 1, 2031.

Position
Support

Housing

AB 647 **(González, Mark D) Housing development approvals: residential units.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 4/24/2025)(May be acted upon Jan 2026)
Summary: Existing law, the Planning and Zoning law, requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, among other requirements, that the parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as defined, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as defined. Existing law authorizes a local agency to impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with specified provisions, except as provided.

This bill would require a proposed housing development containing no more than 8 residential units that is located on a lot with an existing single-family home or is zoned for 8 or fewer residential units to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, among other requirements, that the proposed housing development dedicates at least one residential unit to deed-restricted affordable housing to households making at or below 80% of the area median income, as specified. The bill would prohibit a local agency from applying any development standard that will have the effect of physically precluding the construction of a housing development that meets those requirements, as specified, and from imposing on a housing development subject to these provisions any objective zoning standard or objective design standard that meets certain criteria, including imposing any requirement that applies to a project solely or partially on the basis that the housing development receives approval pursuant to these provisions. The bill would prohibit a setback, height limitation, lot coverage limitation, floor area ratio, or other standard that would limit residential development capacity from being required for certain structures.

Position
Oppose Unless
Amended

Notes: Reason for Oppose Unless Amended Position: AIA CA supports the goal of creating more housing and greater density, but we believe AB 647 lacks the nuance and safeguards necessary to preserve neighborhood character and ensure responsible growth.

SB 21

(Durazo D) Single-room occupancy units: demolition and replacement: housing assistance programs: eligibility for homeless individuals and families.
Status: 5/2/2025-Set for hearing May 12.
Summary: Existing law, known as the Housing Crisis Act of 2019, among other things, prohibits an affected city or an affected county, as defined, from approving a housing development project that will require the demolition of occupied or vacant protected units, as defined, or that is located on a site where protected units were demolished in the previous 5 years unless specified requirements are met. Among these requirements, existing law requires that the project replace all existing protected units and protected units demolished on or after January 1, 2020, and, if the project is a housing development project, as defined, it will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last 5 years.

This bill, notwithstanding the above-described requirements, in the case of rehabilitation or replacement of an existing single-room occupancy building that meets prescribed criteria, would permit an affected city or an affected county to reduce the number of replacement units required if the project meets specified requirements, including, among others, that the reduction in replacement units is necessary to accommodate the conversion of single-room occupancy units, as provided, and that the converted units will be rental units with affordable rents, as specified. The bill would include specified findings declaring legislative intent with respect to these provisions.

Position
Support

Infill

SB 772

(Cabaldon D) Infill Infrastructure Grant Program of 2019: applications: eligibility.
Status: 5/2/2025-Set for hearing May 12.
Summary:
Existing law, the Infill Infrastructure Grant Program of 2019, supports urban development by funding capital improvement projects necessary for qualifying infill developments. The Department of Housing and Community Development (HCD) ranks applications based on factors like proximity to transit stations, major transit stops, parks, employment centers, and social services. The program prioritizes mixed-use or residential development projects with at least 15% affordable units.

Proposed Changes in SB 772:

1. **Expanded Ranking Criteria:**
   - Ranking will now consider proximity and accessibility to transit stations or major transit stops, rather than just proximity.
   - Walkability to essential services or businesses (not just social services) will be factored into rankings.
2. **Broader Definition of "Qualifying Infill Area":**
   - Now includes areas eligible for development under the Affordable Housing and High Road Jobs Act of 2022, which streamlines housing approval for certain projects by exempting them from discretionary local review if they meet affordability, labor, and environmental requirements. This allows for faster approval of mixed-income housing developments in designated urban areas.
3. **Alternative Affordability Requirements:**
   - Projects complying with certain by-right zoning laws or streamlined approval processes may substitute these requirements for the 15% affordable unit threshold.
4. **Refined Definition of "Capital Improvement Project":**
   - Streets or roads must be publicly maintained and serve as connectors within a qualifying infill area.
   - Expands eligible projects to include nature-based solutions that mitigate climate risks.
5. **Updated Definition of "Urbanized Area" and "Major Transit Stop":**
   - "Urbanized area" aligns with the U.S. Census Bureau definition.
   - "Major transit stop" is more explicitly defined, incorporating existing rail, bus rapid transit stations, ferry terminals, and key bus intersections.

Position
Support

Infrastructure

SB 74 **(Seyarto R) Office of Land Use and Climate Innovation: Infrastructure Gap-Fund Program.**
Status: 4/21/2025-April 21 hearing: Placed on APPR. suspense file.
Summary: Existing law establishes the Office of Land Use and Climate Innovation in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. Existing law authorizes a local agency to finance infrastructure projects through various means, including by authorizing a city or county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community.

This bill would require the office, upon appropriation by the Legislature, to establish the Infrastructure Gap-Fund Program to provide grants to local agencies for the development and construction of infrastructure projects, as defined, facing unforeseen costs after starting construction. The bill would authorize the office to provide funding for up to 20% of a project's additional projected cost, as defined, after the project has started construction, subject to specified conditions, including, among other things, that the local agency has allocated existing local tax revenue for at least 45% of the initially budgeted total cost of the infrastructure project. When applying to the program, the bill would require the local agency to demonstrate challenges with completing the project on time and on budget and how the infrastructure project helps meet state and local goals, as specified. The bill would require the office to develop guidelines to implement the program that establish the criteria by which grant applications will be evaluated and funded. The bill would make these provisions operative on January 1, 2030.

Position
Support

Notes: Supported last year.

Insurance

AB 1339 **(González, Mark D) Department of Insurance: housing insurance study.**
Status: 5/5/2025-Re-referred to Com. on APPR.
Summary: Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and prescribes the department's powers and duties. Existing law generally regulates classes of insurance.

This bill would require the department, upon appropriation and in consultation with specified entities and affordable housing entities, to conduct a study of the property, liability, and builders' risk insurance coverages available to affordable housing entities, as defined, that receive a grant, loan, or tax credit awarded by the Department of Housing and Community Development or the California Tax Credit Allocation Committee. The bill would require an insurer to provide necessary information requested by the commissioner for the study. The bill would require the department, in conducting the study, to, among other things, (1) collect information from relevant entities, (2) identify barriers to keeping the affordable housing entities appropriately insured, and (3) analyze and request any other relevant information that may help the department analyze the availability of property, liability, and builders' risk insurance coverage for specified affordable housing entities. The bill would also require the department to analyze how, if at all, insurers consider specified determinations of offers or rate setting, including the level or source of income of an individual or group of individuals residing or intending to reside upon the property to be insured. The bill would require the department to submit a report on the study to the Senate Committee on Insurance and the Assembly Committee on Insurance by December 31, 2026. The bill would require that report to make recommendations on potential policy and budget options to address insurance coverage cost and access challenges for specified affordable housing entities as identified in the study. The bill would repeal these provisions as of January 1, 2027.

Position
Support

Permit Streamlining

AB 301

(Schiavo D) Planning and zoning: housing development projects: postentitlement phase permits: state departments.
Status: 4/2/2025-In Senate. Read first time. To Com. on RLS. for assignment.
Summary: Existing law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Existing law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant and consequences for a local agency that fails to meet that timeline, as provided. Existing law defines "postentitlement phase permit" to include a range of permits issued by a local agency.

This bill would require a state department to comply with the above-described provisions relating to postentitlement phase permits applicable to a local agency. The bill would require a state department to make the information list, as described above, and the above-described examples of a complete, approved application and a complete set of postentitlement phase permits available on the department's internet website by January 1, 2026. The bill would deem a postentitlement phase permit approved, and all related reviews complete, if a state department fails to meet the time limits for review of an application for that permit. The bill would revise the definition of "postentitlement phase permit" for purposes of these provisions to include permits issued by a state department and any postentitlement review by a state department associated with a housing development proposal, and would define the term "state department" for these purposes. This bill would declare that it is to take effect immediately as an urgency statute.

Position
Support

AB 671

(Wicks D) Accelerated restaurant building plan approval.
Status: 4/29/2025-From committee: Do pass and re-refer to Com. on APPR. (Ayes 17. Noes 0.) (April 29). Re-referred to Com. on APPR.
Summary: Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Existing law authorizes local governments to enact ordinances or regulations that make building standards amendments to the California Building Standards Code, as specified.

This bill would establish a streamlined approval process for a local permit for a tenant improvement, as defined, relating to a restaurant. In this regard, the bill would require a local building or permitting department, upon the request and at the expense of the permit applicant, to allow a qualified professional certifier, defined as a licensed architect or engineer who meets certain requirements, to certify that the plans and specifications of the tenant improvement comply with applicable building, health, and safety codes, as specified. By expanding the scope of a crime, this bill would impose a state-mandated local program. The bill would make qualified professional certifiers subject to certain additional penalties for false statements or willful noncompliance with these provisions, and would make qualified professional certifiers liable for any damages arising from negligent plan review. The bill would require that a certified plan be deemed approved for permitting purposes if the local building or permitting department does not approve or deny the application within 20 business days of receiving a complete application. The bill would also authorize the applicant to resubmit corrected plans addressing the deficiencies identified in the denial, and would require the local building department or local permitting department to approve or deny each subsequent resubmission within 10 business days of receipt. This bill would require each local building or permitting department to conduct audits of tenant improvements submitted for certification, as specified.

Position
Support

AB 920 **(Caloza D) Permit Streamlining Act: housing development projects: centralized application portal.**

Status: 4/30/2025-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.

Summary: The Permit Streamlining Act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Existing law requires a city or county that has an internet website to, among other things, make a fee estimate tool that the public can use to calculate an estimate of fees and exactions for a proposed housing development project available on its internet website.

This bill would require a city or county with a population of 150,000 or more persons that has an internet website to make a centralized application portal available on its internet website to applicants for housing development projects, as prescribed. The bill would, notwithstanding that provision, authorize a city or county described above to make a centralized application portal available on its internet website no later than January 1, 2030, if the legislative body of the city or county, on or before January 1, 2028, takes certain action, including initiating a procurement process to make a centralized application portal available on its internet website. The bill would require the centralized application portal to allow for tracking of the status of an application. The bill would specify that a city or county is not required to provide the status of any permit or inspection required by another local agency, a state agency, or a utility provider. The bill would define various terms for purposes of its provisions.

Position
Support

SB 677 **(Wiener D) Housing development: streamlined approvals.**

Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was HOUSING on 4/9/2025)(May be acted upon Jan 2026)

Summary: Existing Law:

SB 677 builds on **SB 9 (2021)** and **SB 423 (2023):**

- SB 9 allows ministerial approval for duplexes and lot splits in single-family zones statewide.
- SB 423 extends SB 35 (2017), which streamlines housing approvals in cities failing to meet their Regional Housing Needs Assessment (RHNA) goals.

Proposed Changes in SB 677:

1. Reforms to SB 9 (Single-Family Zoning & Lot Splits)

- HOAs & Covenants Cannot Block SB 9 Projects
  - Prevents Homeowners Associations (HOAs) and restrictive covenants (CC&Rs) from prohibiting or restricting SB 9 projects.
- Owner-Occupancy Requirement Removed
  - Removes owner-occupancy mandates, making it easier for developers and property owners to secure financing for projects.
- Demolition Restrictions Clarified
  - Clarifies that SB 9 demolition exemptions apply if residential structures were involuntarily damaged or destroyed by natural disasters or other catastrophic events.
- Addressing Local Government Resistance
  - Limits local governments from imposing excessive setbacks, height limits, and lot coverage restrictions that hinder new development.
- Coastal Commission Delays Reduced
  - Reduces coastal permitting obstacles for SB 9 projects, allowing faster approvals.

2. Reforms to SB 423 (Multifamily Housing & Streamlining)

- Lower Affordability Requirement for Streamlined Approvals
  - Expands ministerial approval to more projects by reducing affordability requirements from 50% to 20% in cities failing to meet low-income RHNA goals.
- Faster RHNA Compliance Reviews
  - Increases RHNA review frequency from every 4 years to every 2 years, ensuring cities are held accountable sooner.
- Burden of Proof Shifted to Cities
  - Requires local governments to prove that a project violates environmental criteria before denying approval.
  - Demolition Exemptions for Involuntarily Destroyed Housing

Position
Support

Planning

AB 610 **(Alvarez D) Housing element: governmental constraints: disclosure statement.**
Status: 5/1/2025-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.
Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Existing law, commonly referred to as the Housing Element Law, prescribes requirements for a city's or county's preparation of, and compliance with, its housing element, and requires the Department of Housing and Community Development to review and determine whether the housing element substantially complies with the Housing Element Law, as specified. Existing law provides that a housing element or amendment is considered substantially compliant with the Housing Element Law when the local agency has adopted a housing element or amendment, the department or a court of competent jurisdiction determines the adopted housing element or amendment to be in substantial compliance with the Housing Element Law, and the department's compliance findings have not been superseded by subsequent contrary findings by the department or by a decision of a court of competent jurisdiction or the court's decision has not been overturned or superseded by a subsequent court decision or by statute. Existing law requires the housing element to include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including, among others, locally adopted ordinances that directly impact the cost and supply of residential development. Existing law also requires the analysis to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.

This bill would require the housing element to include, in addition to the above-described analysis, a governmental constraints disclosure statement, as specified. The bill would also prohibit any new or amended covered governmental constraint, as defined, or a more stringent revision of a covered governmental constraint, from being adopted during within 3 years from the date the housing element or amendment is considered in substantial compliance with the Housing Element Law unless, among other things, it was both (1) included in the governmental constraints disclosure statement, and (2) the local government has completed all of the housing element program commitments to eliminate or mitigate covered governmental constraints contained in the prior and current planning periods, or the adoption of the measure is required by state or federal law and the local government has taken specified actions.

Position
Support

AB 670 **(Quirk-Silva D) Planning and zoning: housing element: converted affordable housing units.**
Status: 4/30/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Existing law, the Planning and Zoning Law, requires each city, county, and city and county to adopt a general plan that includes, among other things, a housing element. After a legislative body has adopted all or part of a general plan, existing law requires a planning agency among other things, to provide by April 1 of each year an annual report to specified entities that includes prescribed information, including the number of housing development applications received in the prior year, as specified, the number of units of housing demolished and new units of housing, as specified.

This bill would require specified information to be included in the report, including additional information regarding units of new housing, the units of housing demolished, and a report on replacement housing units, as specified.

For purposes of the housing element portion of the report described above, existing law authorizes a planning agency to include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit, as specified, if the units meet certain criteria.

This bill would, for purposes of the housing element portion of the report described above, authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons or families of low, very low, extremely low, or acutely low income at an affordable rent or affordable housing cost for at least 55 years, if the units meet certain criteria.

Position
Support

AB 726 **(Ávila Farías D) Planning and zoning: annual report: rehabilitated units.**
Status: 4/30/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Existing law, the Planning and Zoning Law, requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the Department of Housing and Community Development. Existing law requires the annual report to include, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified.

This bill would permit a local agency to include in its annual report the number of units of existing deed-restricted affordable housing within a specified affordability threshold that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars per unit in funds awarded from the city or county, as specified. The bill would prohibit any of the units included in the annual report from being considered when determining affordability requirements for the purposes of eligibility for streamlined approvals, as specified. The bill would also make a nonsubstantive change to update a reference to the Office of Land Use and Climate Innovation in these provisions.

Position
Support

SB 79 **(Wiener D) Local government land: public transit use: housing development: transit-oriented development.**
Status: 5/5/2025-May 12 set for first hearing canceled at the request of author.
Summary: Existing Law

1. **Surplus Land Use**: Existing law regulates how local agencies dispose of surplus land and defines what constitutes "agency use." Public transit agencies currently have limited authority to use land for commercial or industrial purposes.
2. **Housing & Zoning Laws**: Local governments must adopt long-term development plans, including housing elements. The Housing Accountability Act protects housing projects that comply with local zoning and general plans from being unfairly denied or restricted.
3. **CEQA (California Environmental Quality Act)**: Requires environmental impact assessments for development projects but provides exemptions for certain transportation-related projects.

Proposed Changes Under SB 79

1. **Expands Definition of "Agency Use"**:
    - Allows land leased to support public transit operations to qualify as "agency use."
    - Grants public transit agencies greater authority to use land for commercial or industrial purposes.
2. **Mandates Transit-Oriented Zoning Standards**:
    - Requires local governments to permit multifamily housing near major transit stops on land zoned for residential, mixed-use, commercial, or light industrial use.
    - Establishes height, density, and floor area ratio standards based on a transit stop's classification:
        - **Tier 1**: High-capacity transit stops such as grade-separated rail (e.g., subways) and high-frequency commuter rail.
        - **Tier 2**: Light rail transit or bus rapid transit (BRT) stations with significant ridership.
        - **Tier 3**: Moderate-frequency commuter rail or ferry service stops.
    - Transit agencies can develop at the same or greater density than local zoning allows.
3. **Strengthens Housing Protections**:
    - Local governments that reject compliant projects in high-resource areas face a presumption of violating the Housing Accountability Act, subject to penalties.

Position
Support

Public Contracts

AB 778 **(Chen R) Local Agency Public Construction Act: internet website posting.**
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/3/2025)(May be acted upon Jan 2026)
Summary: Existing law, the Local Agency Public Construction Act, sets forth the requirements for the payment of construction projects by local agencies. Existing law, the State Contract Act, imposes specified requirements on state agencies regarding payment of construction contracts, including requiring, within 10 days of making a construction contract payment, a state agency that maintains an internet website to post on its internet website the project for which the payment was made, the name of the construction contractor or company paid, the date the payment was made or the date the state agency transmitted instructions to the Controller or other payer to make the payment, the payment application number or other identifying information, and the amount of the payment. Existing law exempts from these provisions, among other things, construction contracts valued below $25,000.

This bill would require a local agency that maintains an internet website to post on its internet website the information described above. The bill would exempt from these provisions construction contracts valued below $25,000. The bill would prohibit a local agency that fails to comply with these provisions from withholding any retention proceeds from any remaining payment, as specified. By adding to the duties of local agencies, the bill would impose a state-mandated local program.

Position
Support

Public Housing

AB 11 **(Lee D) The Social Housing Act.**
Status: 4/28/2025-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 3.) (April 24). Re-referred to Com. on APPR.
Summary: Existing law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Existing law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Existing law establishes various programs that provide housing assistance.

This bill would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.

Position
Oppose

Notes: We have opposed prior social housing bills. Reason for Housing Oppose Position
Creates a challenge for architects to have the state agency as a client for housing statewide. Doesn't work for a State like California. Too expensive to build for a state agency.

AB 590 **(Lee D) Social Housing Bond Act of 2026.**
Status: 3/3/2025-Referred to Com. on H. & C.D.
Summary: Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond

Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would enact the Social Housing Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of $950,000,000 pursuant to the State General Obligation Bond Law, to fund social housing programs, as specified. The bill would create the California Housing Authority, which would be governed by the California Housing Authority Board, to ensure that social housing developments that are produced and acquired align with specified goals and would authorize the authority to issue the bonds and, upon appropriation of the Legislature, utilize funds from other sources to build more low, very low, and extremely low income housing. The bill would create the Social Housing Revolving Loan Fund to be used, upon appropriation of the Legislature, to provide zero-interest loan for the purpose of constructing housing to accommodate a mix of household incomes. The bill would provide for the submission of the bond act to the voters at the November 3, 2026, statewide general election. This bill contains other related provisions.

Position
Oppose

Notes: Reason for Housing Oppose Position
Creates a challenge for architects to have the state agency as a client for housing statewide. Doesn't work for a State like California. Too expensive to build for a state agency.

Resilience

AB 1

(Connolly D) Residential property insurance: wildfire risk.
Status: 4/23/2025-In committee: Set, first hearing. Referred to suspense file.
Summary: Existing law generally regulates classes of insurance, including property and fire insurance. Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and prescribes the department's powers and duties. Existing department regulations prohibit an insurer from using a rating plan that does not take into account and reflect specified wildfire risk mitigation, including property-level building hardening measures.

This bill would require the department, on or before January 1, 2030, and every 5 years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. As part of this consideration, the bill would require the department to consult with specified agencies to identify additional building hardening measures to consider, as well as to develop and implement a public participation process during the evaluation.

Position
Support

AB 389

(Wallis R) Personal Income Tax: tax credits: fire-resistant home improvements.
Status: 4/8/2025-Re-referred to Com. on REV. & TAX.
Summary: The Personal Income Tax Law allows various credits against the taxes imposed by that law.

This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2025, and before January 1, 2030, to a qualified taxpayer, as defined, in an amount equal to 40% of the taxpayer's qualified expenses, as defined, not to exceed $400 per taxable year, or $2,000 cumulatively.

Position
Support

AB 623

(Dixon R) Fire prevention projects: California Environmental Quality Act: coastal development permits: exemptions.
Status: 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was NAT. RES. on 3/3/2025)(May be acted upon Jan 2026)
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project

will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment.

This bill would exempt a fuel modification project to maintain defensible space of 500 feet from each side and from the front and rear of a building or structure and a fuel reduction project to prevent and contain the spread of wildfires from the requirements of CEQA. The bill would also exempt an electrical grid resilience or hardening project from the requirements of CEQA. Because a lead agency would be required to determine whether a project qualifies for these exemptions, the bill would impose a state-mandated local program.

Position
Support

AB 888 **(Calderon D) California Safe Homes grant program.**
Status: 4/30/2025-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 16. Noes 0.) (April 30). Re-referred to Com. on APPR.
Summary: Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and prescribes the department's powers and duties. Existing law directs the department and commissioner to administer various grant programs that, among other things, defray property retrofitting costs.

This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund and would make the funds available to the department upon appropriation by the Legislature. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.

Position
Support

SB 269 **(Choi R) Personal income taxes: Fire Safe Home Tax Credits Act.**
Status: 4/9/2025-From committee with author's amendments. Read second time and amended. Re-referred to Com. on REV. & TAX.
Summary: The Personal Income Tax Law allows various credits against the tax imposed by that law. Existing law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements.

This bill would allow credits against the tax imposed by the Personal Income Tax Law for each taxable year beginning on or after January 1, 2026, and before January 1, 2031, to a qualified taxpayer for qualified costs relating to qualified home hardening, as defined, and for qualified costs relating to qualified vegetation management, as defined, in specified amounts, not to exceed an aggregate amount of $500,000,000 per taxable year.

Position
Support

Streamline/Incentive

AB 253 **(Ward D) California Residential Private Permitting Review Act: residential building permits.**
Status: 4/23/2025-Re-referred to Coms. on L. GOV. and HOUSING.
Summary: Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes a county's or city's governing body to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law.

This bill, the California Residential Private Permitting Review Act, would require a county's or city's building department to prepare a residential building permit fee schedule and post the schedule on the county's or city's internet website, if the county or city prescribes residential building permit fees.

Existing law requires a county's or city's building department to enforce the State Housing Law and the California Building Standards Code, and other rules and regulations promulgated pursuant to the State Housing Law pertaining to standards for buildings used for human habitation. Existing law requires a county or city, upon the applicant's request, to contract with or employ temporarily a private entity or person to check the plans and specifications submitted with an application for a residential building permit to comply with the State Housing Law or local ordinances adopted pursuant to the State Housing Law, when the building department takes more than 30 days, as specified, to complete the plan check.

This bill would additionally require the building department to provide the applicant with an estimated timeframe to complete the plan check, upon receiving a completed application. The bill would authorize an applicant to contract with or employ a private professional provider, as defined, to perform the plan check, if the estimated timeframe exceeds 30 days or the building department has not completed the plan check within 30 days of receiving the application. The bill would require the private professional provider to prepare a specified affidavit, under penalty of perjury, and the applicant to submit to the building department a specified report of the plan check. The bill would require the building department, within 14 days of receiving the report, to consider the report and, based on the report, either issue the residential building permit or notify the applicant that the plans and specifications do not comply, as specified. If the building department notifies the applicant that the plans and specifications do not comply, the bill would authorize the applicant to resubmit corrected plans and specifications to the building department or contract with or employ a private professional provider to check the corrected plans and specifications, as specified. The bill would apply these provisions only to specified new residential constructions of a building and residential additions to, or remodels of, an existing building.

Position
Support

AB 317 **(Jackson D) California First Time Homeowner Dream Act.**
Status: 5/1/2025-Re-referred to Com. on APPR. pursuant to Assembly Rule 96.
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law exempts various projects from CEQA, including projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions.

This bill would exempt from CEQA the new construction of a single-family dwelling that meets specified conditions, including that the project contains one single-family dwelling that is 1,500 square feet or less with no more than 3 bedrooms, the property is intended to be sold to a first-time home buyer, and the lead agency determines that the developer of the project or the property owner provided sufficient legal commitments to meet the requirements of the exemption. The bill would require the lead agency, if it determines that a project qualifies for the exemption, to file a notice of exemption with the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the county clerk, as specified.

Position
Support

SB 808 **(Caballero D) Civil Actions: writs: housing development projects.**
Status: 4/21/2025-April 21 hearing: Placed on APPR. suspense file.
Summary: Existing law sets forth an expedited procedure for judicial review of decisions by a local public agency regarding the issuance, revocation, suspension, or denial of a permit involving expressive conduct protected by the First Amendment to the United States Constitution, as specified.

This bill would provide similar expedited judicial review for denials of permits or other entitlements for housing development projects or residential units at the trial and appellate level, as specified. The bill would require local agencies, upon the request of an applicant for a permit, to compile a record of its proceedings as they occur and to certify the record within 15 days of the service of a writ. The bill would require that a hearing be set no later than 45 days after the filing of the writ and that the court issue a decision no later than 30 days after the matter is submitted or 75 days after the writ was filed, whichever is earlier. The bill would require the temporary assignment of judicial officers to ensure the timelines are met.

Position
Support

Total Measures: 61

Total Tracking Forms: 61