2026 AIA CA Board Positions

Adaptive Reuse

AB 2079 **(Elhawary D) Adaptive Reuse Investment Incentive Program.**
Status: 3/23/2026-Re-referred to Com. on H. & C.D.
Digest:

Existing law, the Office to Housing Conversion Act, starting July 1, 2026, deems an adaptive reuse project, as defined, a use by right in all zones, regardless of the zoning of the site, and subject to a streamlined, ministerial review process, if the project meets specified requirements. Existing law authorizes a local government to adopt an ordinance implementing the act and specifying the process and requirements applicable to adaptive reuse projects. If a local agency does not adopt an above-described ordinance, existing law requires the local agency to ministerially, without discretionary review, approve or disapprove applications for a permit to create or serve an adaptive reuse project, as specified.

Existing law, the authorizes a city or county, or city and county, commencing in the 2026–27 fiscal year, to establish an adaptive reuse investment incentive program. If a city or county, or city and county, establishes that program, existing law requires, upon approval of the governing body, the city or county, or city and county, to pay adaptive reuse investment incentive funds to the proponent of a qualified adaptive reuse project property, approved pursuant to the streamlined, ministerial process described above, to subsidize the affordable housing required under the Office to Housing Conversion Act, as specified. Existing law defines "qualified adaptive reuse project property" to mean an adaptive reuse project proposed pursuant to the Office to Housing Conversion Act that is located within the city or county.

This bill would expand the definition of qualified adaptive reuse project property to include adaptive reuse projects that fall under the Office to Housing Conversion Act regardless of compliance with affordability criteria or labor standards specified in that Act, thereby expanding payment of adaptive reuse investment incentive funds to certain adaptive reuse projects that do not have the requisite affordability or labor standards as specified in the Act, as provided. The bill would also expand the requirement on those cities, counties, and cities and counties to pay adaptive reuse investment incentive funds to the proponent to, in addition to subsidizing affordable housing units, subsidize the project's housing units.

Existing law authorizes a city or special district to pay to the city or county, or city and county, an amount equal to the amount of ad valorem property tax revenue allocated to that city or special district, but not the actual allocation, derived from the taxation of that portion of the total assessed value of that real property that is in excess of the property's valuation at the time of the proponent's initial request for funding, for the purpose of subsidizing the affordable housing units required pursuant to the Office to Housing Conversion Act.

This bill would expand the authorization for a city or special district to pay to the city or county, or city and county, as described above, for the purpose of subsidizing the project's housing units.

Position
Support

AB 2320 **(Ta R) Multifamily Housing Program: Homekey: adaptive reuse.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

Existing law establishes the Multifamily Housing Program, administered by the Department of Housing and Community Development, to provide financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Existing law requires that specified funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases be disbursed in accordance with the Multifamily Housing Program for specified uses, including acquisition or rehabilitation of motels, hotels, hostels, or other sites, as provided. This disbursement program is referred to as Homekey.

Existing law, upon appropriation, requires Homekey awards to be expended within 8 months of the date of the award, as provided.

This bill *would,* for Homekey awards made on or after July 1, 2026, require the department to consider allowing applicants that utilize funds for adaptive reuse to be subject to the same timelines as new construction, as provided.

Position
Support

ADU

SB 1117 **(Cervantes D) Accessory dwelling units and junior accessory dwelling units.**
Status: 4/24/2026-Set for hearing May 4.
Digest:

Existing law, the Planning and Zoning Law, among other things, provides for the creation by ordinance, or by ministerial approval if the local agency has not adopted an ordinance, of an accessory dwelling unit (ADU) in accordance with specified standards and conditions. Existing law requires fees charged for the construction of ADUs to be determined in accordance with specified provisions of the Mitigation Fee Act. Existing law prohibits a local agency, special district, or water corporation from imposing any impact fee upon the development of an ADU that has 750 square feet of interior livable space or less, and requires any impact fees charged for an ADU that has more than 750 square feet of interior livable space to be charged proportionately in relation to the square footage of the primary dwelling unit.

This bill would additionally require the charge to be based only on the area in excess of 750 square feet of interior livable space. By changing the duties of local agencies with regard to calculating fees for ADUs, the 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.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Position
Support

SB 1196 **(McNerney D) Accessory dwelling units and junior accessory dwelling units: electrical service connections.**
Status: 4/24/2026-Set for hearing May 4.
Digest:

The Powering Up Californians Act requires the Public Utilities Commission to determine the criteria for timely service for electrical customers to be energized, including, among other things, categories of timely electric service through energization, as specified. The act requires the commission to establish reasonable average and maximum target energization time periods to ensure that work is completed in a manner that minimizes delay in meeting the date requested by an electrical customer to the greatest extent possible.

This bill would require the commission, by September 30, 2027, in a new or existing proceeding, to establish timelines for electrical corporations to respond to and process requests to energize accessory dwelling units and junior accessory dwelling units, as provided. The bill would require the commission, in establishing the timelines for energization, to require electrical corporations to comply with certain requirements.

Position
Support

APDM

AB 1786 **(Harabedian D) Public contracts: best value construction contracting for counties, cities, and the San Gabriel Valley Council of Governments.**
Status: 4/23/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

Existing law establishes a program to allow counties to select a bidder on the basis of best value, as defined, for construction projects in excess of $1,000,000. Existing law also authorizes counties to use a best value construction contracting method to award individual annual contracts, not to exceed $3,000,000, for repair, remodeling, or other repetitive work to be done according to unit prices, as specified. Existing law establishes procedures and criteria for the selection of a best value contractor and requires that bidders verify specified information under oath. Existing law requires the board of supervisors of a participating county to submit a report that contains specified information about the projects awarded using the best value procedures described above to the appropriate policy committees of the Legislature and the Joint Legislative Budget Committee before March 1, 2029. Existing law repeals the program provisions on January 1, 2030.

This bill would, instead, authorize a county, city, or the San Gabriel Valley Council of Governments to select a bidder on the basis of best value, as described above, for construction projects in excess of $500,000, would make various conforming changes to the above-described provisions, and would extend the operation of those provisions until January 1, 2040. With regard to the above-specified reporting requirement, the bill would, instead, require the governing body of a participating county, city, or the San Gabriel Valley Council of Governments to submit the report, as specified, to the appropriate policy committees of the Legislature and the Joint Legislative Budget Committee before March 1, 2031. The bill would expand the crime of perjury by extending the operation of the program and expanding the program to general law cities and the San Gabriel Valley Council of Governments, thereby imposing a state-mandated local program.

Position
Support

SB 1154 **(Reyes D) Public contracts: best value procurement: community college districts.**
Status: 4/9/2026-Read second time. Ordered to third reading.
Digest:

Existing law, the Local Agency Public Construction Act, sets forth procedures that a local agency is required to follow when procuring certain services or work. The act requires the governing board of any school district and the governing board of any community college district to let contracts for the purchase of, among other things, equipment, materials, or supplies to be furnished, sold, or leased to the district, involving an expenditure of more than $50,000, to the lowest responsible bidder that gives security as the board requires, or else reject all bids. The act also authorizes the governing board of a school district, as described, to use, before December 31, 2030, a best value procurement method for bid evaluation and selection for public projects that exceed $1,000,000.

This bill would additionally authorize the governing board of a community college district 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 community college district 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

Building Codes

AB 1070 **(Ward D) Residential developments: building standards: review.**
Status: 1/27/2026-In Senate. Read first time. To Com. on RLS. for assignment.
Digest:

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) 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, 2027, to research and consider identifying and recommending amendments to state building standards allowing residential developments of between 3 and 10 units to be built under the requirements of the California Residential Code, as specified. The bill would require the department, no later than December 31, 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.

The bill would additionally require the department to perform a review of construction cost pressures for single-family and multifamily residential construction as a result of new or existing building standards and provide its findings to the Legislature in its above-described annual report on or before December 31, 2027. The bill would require the department to perform the same review every 3 years to revise or update standards, as specified.

Position
Support

CEQA

AB 1732 **(Alvarez D) California Environmental Quality Act: exemption: affordable housing projects: public university or public college housing projects.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

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, until January 1, 2033, exempts from its requirements certain actions for affordable housing projects that meet specified requirements, including confirmation by a public agency that, among other things, the project site satisfies specified requirements and a vacant project site does not contain tribal cultural resources that could be affected by the

development that were found pursuant to a consultation and the effects of which cannot be mitigated, as provided.

This bill would expand the above-described exemption to also include a public university or public college housing project, as defined, that meets specified requirements. The bill would delete the requirement relating to tribal cultural resources on a vacant project site and would instead require a lead agency to provide notice to, and consult with, California Native American tribes before approving or carrying out an affordable housing or public university or public college housing project, as provided. The bill would authorize the lead agency to impose conditions of approval on these housing projects to avoid or mitigate potential impacts to tribal cultural resources. The bill would require a lead agency, rather than a public agency, to make the confirmations described above. Because the bill would increase duties on a lead agency related to the expansion of this exemption, the bill would impose a state-mandated local program. The bill would extend the operation of these provisions to January 1, 2037.

Position
Support

AB 2552

(Ávila Farías D) California Environmental Quality Act: Transit-Oriented Development Implementation Fund: contributions.
Status: 4/20/2026-Re-referred to Com. on H. & C.D.
Digest:

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.

If a lead agency determines that a project will have a significant transportation impact, existing law authorizes the lead agency to mitigate the transportation impact to a less than significant level by helping to fund or otherwise facilitating housing or related infrastructure projects, including by contributing an amount, to be determined pursuant to guidance issued by the Office of Land Use and Climate Innovation, to the Transit-Oriented Development Implementation Fund for purposes of the Transit-Oriented Development Implementation Program. Existing law makes those moneys available to the Department of Housing and Community Development, upon appropriation by the Legislature, for the purpose of awarding funding for affordable housing or related infrastructure projects under the program in accordance with specified priorities. On or before July 1, 2026, and at least once every 3 years thereafter, existing law requires the office, in consultation with other state agencies, to issue guidance related to the implementation of these provisions, as provided.

This bill would authorize a lead agency for a land use project to require an applicant to contribute to the Transit-Oriented Development Implementation Fund if certain cost conditions are met and the department and the office have validated the reductions in vehicle miles traveled that are attributable to the project, as specified.

Position
Support

AB 2569

(Hart D) California Environmental Quality Act: natural hazards and adverse environmental conditions.
Status: 4/14/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 4.) (April 13). Re-referred to Com. on APPR.
Digest:

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.

CEQA defines “environment” and “significant effect on the environment” for its purposes. CEQA requires the EIR to include a detailed statement setting forth specified facts.

This bill would expand those definitions to include impacts on people, as specified. The bill would additionally require the lead agency to include in the EIR a detailed statement on any significant effects that may result from locating the proposed project near, or attracting people to, existing or reasonably foreseeable natural hazards or adverse environmental conditions.

Position
Oppose

Notes: Reason for Oppose Recommendation: By defining people as the “environment” then any CEQA review is subject to defining health and safety impacts directly on people as receptors, a process currently considered by building codes as part of “health and safety” codes. This will provide additional unmeasurable challenges to CEQA determinations which will slow or stop development, particularly housing development.

The language included “substantial existing or reasonably foreseeable natural hazard” could easily be used to limit locations of development; woodlands, geographic areas subject to earthquake faults, flooding, sea level rise or heat impacts. These “carveouts could be used by local jurisdictions seeking to eliminate growth of by objectors to keep development from happening in their neighborhoods

Certificate of Merit

AB 2106 **(Patel D) Malpractice actions: architects, engineers, or surveyors.**
Status: 4/28/2026-From committee: Amend, and do pass as amended. (Ayes 12. Noes 0.) (April 28).
Digest:

Existing law requires the attorney for the plaintiff or cross-complainant in any action arising out of the professional negligence of an architect, professional engineer, or land surveyor to file and serve a certificate declaring either that the attorney has consulted and received an opinion that the action is reasonable and meritorious from an architect, professional engineer, or land surveyor, licensed to practice in this state or in any other state, or that the attorney was unable to obtain that consultation for specified reasons.

This bill would expand the malpractice complaints covered by the provision to include those against landscape architects, professional geologists, and professional geophysicists. This bill would recast the requirements of the certificate to require a practitioner, licensed in this state in same discipline as the defendant or cross-defendant, not the attorney, to complete the certificate. The bill would specify required elements of the certificate pertaining to the licensure and experience of the practitioner, their lack of interest in the litigation, and their professional opinion regarding the reasonableness and merit of the action. The bill would remove the exception that an attorney can file a certification that states they were unable to obtain a consultation with a practitioner. The bill would make additional conforming changes.

Position
Support

Condo

AB 1406 **(Ward D) Attached residential condominium sales: liquidated damages.**
Status: 1/29/2026-Read third time. Passed. Ordered to the Senate. (Ayes 41. Noes 15.) In Senate. Read first time. To Com. on RLS. for assignment.
Digest:

Existing law establishes that for the initial sale of a newly constructed condominium unit, as specified, the amount actually paid to the seller in the event of a buyer’s default pursuant to a liquidated damages provision that exceeds 3% of the purchase price of the residential unit is subject to specified requirements, including an accounting of the seller’s costs and revenues, as specified.

This bill would delete the above-specified percentage and, instead, increase that percentage to *6%*.

Position
Support

AB 1903 **(Wicks D) Construction defects.**
Status: 4/27/2026-Re-referred to Com. on APPR.
Digest:

Existing law specifies the rights and requirements of a homeowner to bring an action for construction defects, including applicable standards for home construction, the statute of limitations, the burden of proof, the damages recoverable, and detailed prelitigation procedures.

This bill would establish an alternative process for certified buildings, as established by the bill, and would provide that the bill's provisions only apply to condominium projects and townhouse developments constructed on or after January 1, 2027. The bill would authorize a builder to obtain a certified building status for a building by undergoing private inspection, repairs, and reinspection during construction, as provided. The bill would prohibit future challenges to the status of the building as a certified building once certified. The bill would authorize the builder of a certified building to establish its own process for handling postconstruction claims. The bill would specify that a builder has a complete and unrestricted right to inspect and repair a certified building at times mutually agreed upon by the builder and claimant and within timeframes established by the builder. If a claimant refuses the offer of repair or prevents, restricts, delays, or frustrates access for more than 7 days from the mutually agreed upon day, the bill would deem the builder to have received a release. The bill would require an inspector to meet specified criteria, including, among others, that they are a private licensed architect, engineer, or general contractor, and to certify to the Department of Real Estate that they meet the criteria. On or before July 1, 2028, the bill would require the Department of Real Estate to post on its internet website a list of eligible inspectors.

Existing law requires a person claiming that the construction of their residence violates standards of construction, as specified, to provide a written notice of the claim to the builder that, among other things, describes the claimed violation in reasonable detail sufficient to determine the nature and location of the claimed violation. Existing law authorizes that written notice to be provided by the claimant's legal representative.

This bill would require additional information to be included in the notice, including, at a minimum, a description of the observable evidence of the damage believed to result from a violation, copies of any reasonably available photographs, estimates or reports relating to the damage, and the room within the home or unit in which that evidence may be found. The bill, in case of a group of homeowners or a homeowner's association, would require the notice to be signed by each affected homeowner and for claims involving common areas, to be verified by the president of the association.

Existing law prohibits a builder from obtaining a release or waiver in exchange for repair work mandated by law, as specified, and authorizes a claimant, at the conclusion of the repair, to file an action for violation of the applicable standard or for a claim of inadequate repair.

This bill would repeal that provision and would, instead, authorize a builder to obtain a release or waiver in exchange for the repair work one year after the repair.

Existing law authorizes the builder to make a cash offer and no repair, and authorizes the builder to obtain a reasonable release in exchange for the cash payment.

This bill would, instead, authorize the builder to obtain a release related to the claims asserted in the above-described notice in exchange for either a cash payment or repair, including a full and general release, as specified.

Existing law specifies that the prelitigation procedures are to be strictly construed, and that, if the claimant does not conform with the requirements, the builder may bring a motion to stay any subsequent court action or other proceeding until the requirements are met.

This bill would, instead, authorize the builder to bring a motion to dismiss any court action or other proceeding and would require the court to grant the motion.

Existing law specifies that to make a claim for violation of construction standards applicable to construction defect claims, a homeowner need only demonstrate that the home does not meet the applicable standard, and that no further showing of causation or damages is required to meet the burden of proof, provided that the violation arises out of, pertains to, or is related to, the original construction.

This bill would instead would, instead, require a claimant to affirmatively demonstrate that there is a violation of the applicable standard, that the violation caused appreciable, nonspeculative, present physical damage to another component part of the building, and that the violation is caused by the original construction. The bill would specify that only specified construction defect provisions in the Civil Code are the exclusive remedy for any claim or action seeking recovery of damages arising out of residential construction, design specifications, surveying, planning, supervision, testing, or observation of construction. The bill would prohibit an insurer from asserting repairs as a voluntary payment or as a payment made without the insurer's consent, or deny counting the costs associated with those repairs.

Existing law authorizes a homeowner to recover reasonable investigative costs for each established violation.

This bill would delete that provision, and would prohibit the recovery of investigative costs. The bill would prohibit an action from being filed unless the conditions for filing an action have been met for each claimed violation. The bill would prohibit a claim for damages based on extrapolation of claims, and would limit testing of the components of the structure, as specified.

Existing law, the Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments, and requires an association to manage a common interest development. Existing law authorizes a common interest development association to institute, defend, settle, or intervene in litigation, arbitration, mediation, or administrative proceedings in matters pertaining to damage to a separate interest that the association is obligated to repair or that arises out of, or is integrally related to, damage to a separate interest that the association is obligated to maintain or repair.

This bill would exclude construction defect claims from that authorization to pursue claims for damage to separate interests.

Existing law requires the board of directors of an association, within 30 days before filing a civil action against the developer of a common interest development for certain damages, to provide a written notice to each member of the association.

This bill would require the notice to also include a statement, in 12-point bold type, that states, among other things, that the filing of a civil action may affect the value of the residence and the ability to sell the residence or refinance a mortgage. The bill would also require the board to provide a courtesy copy of each notice to each member to the builder, as defined. The bill would state that an association and its officers and directors shall not be liable for breach of fiduciary duty for not filing a claim or action, as specified.

Position
Support

Density Bonus

AB 2433 **(Alvarez D) Housing development: density bonus.**
Status: 4/23/2026-Re-referred to Com. on APPR.
Digest:

(1)Existing law, commonly referred to as the Density Bonus Law, requires a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant seeks a density bonus for the housing development, as specified, if the applicant agrees to construct, among other things, a specified percentage of units for very low income, lower income, or senior citizen housing, and meets other requirements.

This bill would, instead, require a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant submits an application for a housing development that a city, county, or city and county determines meets specified criteria, including, among others, the housing development includes specified percentage of units for very low income, lower income, or senior citizen housing.

(2)Existing law defines various terms for the purposes of the Density Bonus Law, including, among others, moderate-income households, lower income households, and very low income households.

This bill would provide that the definition of moderate-income household includes lower income households, very low income households, and extremely low income households, as defined.

(3)Existing law defines density bonus for the purposes of the Density Bonus Law to mean a density increase over the otherwise base density, as specified. Existing law specifies the base density calculation standards and requires base density to be determined using dwelling units per acre, except as otherwise provided. For the purpose of calculating a density bonus, existing law requires the residential units to be on contiguous sites that are the subject of one development application, as specified. Existing law also requires the density bonus to be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

This bill would revise and recast the provisions related to permitting of a density bonus relative to the geographic area to instead require a density bonus, incentive, or concession, or waiver or reduction, on sites that are the subject of the same housing development, as specified.

(4)Existing law requires a city or county to adopt procedures and timelines for processing a density bonus application and to notify the applicant for a density bonus whether the application is complete in a manner consistent with specified timelines.

If the local government notifies the applicant that the application is deemed complete, this bill would require the city or county to provide the applicant with a determination that the project is eligible for a density bonus.

(5)Existing law authorizes an applicant for a density bonus to submit to a city or county a proposal for the specific incentives or concessions that the applicant requests and requires the city or county to grant the concession or incentive requested by the applicant unless the city or county makes a certain written finding, based upon substantial evidence. Existing law specifies the number of incentives or concessions an applicant is eligible to receive based on certain criteria.

This bill would make revisions to certain of those calculations related to incentives or concessions.

(6)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. Existing law exempts from CEQA any aspect of a housing development project, as defined, including any permits, approvals, or public improvements required for the housing development project if the housing development project meets specified conditions, including, among other things, the project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.

This bill would require a housing development project that satisfies the requirements related to the above-described CEQA exemption and is eligible for a density bonus, incentives or concessions, and waivers or reductions of development standards for purposes of the Density Bonus Law and meets other affordability requirements to be a use by right and subject to ministerial review.

(7)Existing law specifies that the granting of a density bonus or incentive or concessions shall not require or be interpreted to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. Existing law also specifies that the granting of an incentive or concessions shall not require or be interpreted to require a study.

This bill would specify that the granting of a waiver or reduction of development standards shall not require or be interpreted to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. The bill would also specify that the granting of a density bonus, incentive or concession, or waiver or reduction of development standards shall not be discretionary. The bill would specify that the granting of a density bonus, incentive or concession, or waiver or reduction of development standards shall not require or be interpreted to require environmental review under CEQA.

(8)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.

(9)By imposing new requirements on local governments, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Position
Support

AB 2480 **(Ávila Farías D) Housing development: density bonus: student housing developments.**
Status: 4/23/2026-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

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 and other incentives or

concessions, as specified, if the developer agrees to construct, among other options, 20% of the total units, as defined, for lower income students in a student housing development that meets certain requirements. These requirements include, among other things, that all units in the student housing development be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher learning, and the rent provided in the applicable units of the development for lower income students is calculated at 30% of 65% of the area median income for a single-room occupancy unit type.

This bill, for the purposes of a student housing development being eligible for a density bonus and other incentives or concessions, would revise and recast the rent requirements for the applicable units of the development for lower income students. The bill would also require a city or county to provide an additional density bonus, as specified, for a student housing development that meets the requirements for being eligible for the above-described density bonus and meets other specified criteria, including that the development provides 24% of the total units to lower income students, and the applicant agrees to include additional rental units affordable to lower income students or moderate-income students, as defined, provided that the resulting student housing development would not restrict more than 50% of the total units to moderate-income or lower income students. By imposing new duties on local governments, the 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.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Position
Support

Development Fees

SB 1036 **(Grayson D) Mitigation Fee Act.**
Status: 4/27/2026-Read third time. Passed. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Digest:

Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project, including requiring the local agency to identify the use to which the fee is to be put and determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

This bill would require the amount of a fee that is imposed on a development project that demolishes or changes an existing use to be offset to account for the demolition or change so that the amount of the fee is attributable only to the development project's incremental impact on public facilities or services, as provided.

Existing law provides that when a local agency imposes a fee for water connections or sewer connections, or imposes a capacity charge, as defined, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, except as specified.

This bill would provide that when a change in the capacity of an existing water or sewer connection is proposed, a local agency, in calculating the estimated reasonable cost of a capacity charge, shall only calculate an amount attributable to the change in the capacity. If the existing capacity exceeds the proposed capacity, the bill would prohibit any amount from being refunded, credited, transferred, assigned, or otherwise applied to offset any other charge or fee.

Position
Support

DIR

SB 909 **(Smallwood-Cuevas D) Public works.**
Status: 4/27/2026-April 27 hearing: Placed on APPR. suspense file.
Digest:

Existing law requires that, except as specified, not less than the general prevailing rate of per diem wages be paid to workers employed on public works and imposes misdemeanor penalties for a willful violation of this requirement. Existing law defines "public works" for the purposes of regulating public contracts as, among other things, construction, alteration, demolition, installation, or repair work done under contract and paid for, in whole or in part, out of public funds. Existing law generally requires a contractor or subcontractor to be registered with the Department of Industrial Relations to be qualified to bid on, be listed in a bid proposal, or engage in the performance of any public work contract. Existing law requires a contractor or subcontractor to meet specific conditions to qualify for this registration, including that a contractor or subcontractor pay an initial application fee and an annual renewal fee set by the Director of Industrial Relations. Existing law authorizes the department to establish and adjust annual registration and renewal fees up to $800 by publishing the fees on the department's internet website.

This bill would exempt the establishment and adjustment of those fees from the Administrative Procedure Act and would remove the $800 fee limit. The bill would instead require the director to annually adjust registration and renewal fees, as specified, and would no longer require the director to publish the fees on the department's internet website.

Existing law requires the Labor Commissioner to issue civil wage and penalty assessments to a contractor or subcontractor, or both, if, after an investigation, the commissioner determines there has been a violation of the laws regulating public works contractors, including the payment of prevailing wages. Existing law sets a penalty schedule for subcontractors and contractors for, among other things, failing to pay the prevailing wage rate or failing to keep accurate payroll records, as specified.

Existing law establishes the State Public Works Enforcement Fund and directs all registration fees and other moneys, such as fines, to be deposited into the fund, to be available upon appropriation, for, among other purposes, the reasonable costs of administering registration with the Department of Industrial Relations.

This bill would increase those penalties, as specified, and require 50% of all penalties received, as specified, to be deposited into the State Public Works Enforcement Fund.

Position
Oppose

Notes: Reason for Oppose Recommendation: This bill would make the registration requirements with DIR for Public Works projects even more onerous on architects when we already believe that these fees shouldn't apply to architects.

Electrification

AB 2313 **(Berman D) Gas corporations: gas distribution service line replacements: alternatives.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including gas corporations. Existing law requires, until January 1, 2031, gas corporations to submit to the commission an annual map that includes, among other things, the location of all potential gas distribution line replacement projects identified in its distribution integrity management plan and any foreseeable gas distribution pipeline replacements.

This bill, the Home Energy Choice Act, would require the commission, in a new or existing proceeding, to solicit proposals for, and require each gas corporation to offer, a Gas Distribution Service Line Replacement Alternatives Program, on or before January 1, 2028, to provide certain residential gas customers served by a gas distribution service line that will be replaced with a monetary incentive to deploy gas distribution service line replacement alternatives, as

defined, and cease gas service to avoid the gas distribution service line replacement, as specified. The bill would exempt from its provisions emergency replacement of a gas distribution service line. The bill would require the commission to annually review the program to determine whether adjustments should be made to program design to increase program participation. The bill would require the commission, on or before January 1, 2029, and annually thereafter, to report to the Legislature on the progress of each implemented program, as provided.

The bill would repeal its provisions on January 1, 2035.

Position
Support

Embodied Carbon

AB 1704 **(González, Mark D) Greenhouse gases: embodied carbon building materials.**
Status: 4/28/2026-In Senate. Read first time. To Com. on RLS. for assignment.
Digest:

Existing law requires, by December 31, 2026, the State Air Resources Board, in consultation with relevant stakeholders, as provided, to develop a framework for measuring the average carbon intensity of the materials used in the construction of new buildings, including those for residential uses. Existing law requires, by December 31, 2028, the state board to develop a comprehensive strategy for the state's building sector to achieve a 40% net reduction in greenhouse gas emissions of building materials, as specified, as soon as possible, but no later than December 31, 2035. Existing law authorizes the state board to establish an embodied carbon trading system, as defined, in compliance with these requirements, as provided.

This bill would require the state board to determine whether the cost of building materials with lower embodied carbon have reached cost parity with conventional building materials before implementing the above-described provisions. If the state board determines that building materials with lower embodied carbon have not reached cost parity with conventional building materials, the bill would require the state board to delay or suspend, as applicable, implementation of those provisions for not less than 5 years. The bill would authorize the state board to continue to make that determination and delay or suspend those provisions for not less than 5 years, not to exceed 10 years in total.

Position
Oppose unless
amended

Notes: Reason for Oppose unless Amended: The reporting requirements being developed by CARB we project will be quite onerous for the large number of small projects they apply to. These regulations will apply to all buildings 5 units or larger and 10,000 sq ft or larger; this scale of project is typically not built by sophisticated developers; but often is a family run business. We also believe that the data CARB is asking for can be readily extracted with reasonable level of certainty from simply providing CARB with the energy forms used to secure permits; as studies show there is little variation with typical light frame construction.

The recommendation is for a more nuanced approach that would let the measures move forward for projects over a certain sq ft threshold (perhaps the 50,000 sq ft threshold we used for our mandatory embodied carbon code changes), and let this bill go into effect for smaller projects to give the industry time to adapt. This is the principal we used in the embodied carbon measures we brought to CalGreen, and in fact we raised the limit to 100,000 sq ft for the first year and a half, to temper the opposition we got. This structure has worked well, and we have not heard of any pushback from either architects, engineers or owners since the mandatory measures rolled out for large buildings in CalGreen with the 50,000 sq ft threshold.

Energy

AB 2464 **(Wicks D) Energy: firm zero-carbon resources.**
Status: 4/9/2026-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 17. Noes 0.) (April 8). Re-referred to Com. on APPR.
Digest:

Existing law requires the State Energy Resources Conservation and Development Commission (Energy Commission), in consultation with the Public Utilities Commission (PUC), the Independent System Operator, and the State Air Resources Board, on or before December 31, 2023, to submit to the Legislature an assessment of the firm zero-carbon resources that support a clean, reliable, and resilient electrical grid in the state and will achieve the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of all retail sales of electricity to the state's end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045, as specified.

This bill would require the Energy Commission, working with the PUC, to prepare and submit to the Legislature, on or before January 1, 2028, a statewide assessment of the role and necessity of firm zero-carbon resources in meeting the state's clean energy and reliability objectives, potential technologies and strategies for integrating firm zero-carbon resources into the state's energy mix, recommendations on procurement, policy, and planning actions to deploy and support firm zero-carbon resources, and current and projected renewable firm zero-carbon generation capacity, reliability requirements under varying system conditions, and the cost and emission implications of firm zero-carbon resources.

Position
Support

AB 2612 **(Schultz D) Building standards: qualified plug-in photovoltaic systems.**
Status: 4/23/2026-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 18. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Existing law, the California Building Standards Law, establishes the California Building Standards Commission. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation.

Existing law, until January 1, 2033, requires the commission and the department, commencing with the next triennial edition of the code adopted after January 1, 2023, to research and develop, and authorizes the commission and the department to propose for adoption by the commission, mandatory building standards for the installation of electric vehicle charging stations in existing multifamily dwellings, hotels, motels, and nonresidential developments, as specified.

This bill would authorize the commission, commencing with the first triennial edition of the code adopted after June 1, 2031, to adopt, approve, codify, and publish building energy standards for building electrical circuit features to enable a qualified plug-in photovoltaic system, as defined, to function as an energy source within the electrical circuit of a single-family residential dwelling's, dwelling, multiunit residential dwelling, or nonresidential development, that is constructed after that edition is adopted, as specified. The bill would, for purposes of that requirement, require the department to research, develop, and propose for adoption building standards for a qualified plug-in photovoltaic system to function as an energy source within the electrical circuit of a single-family residential dwelling, multiunit residential dwelling, or nonresidential development, as specified. The bill would require the commission and the department, in satisfying those requirements, to, among other things, consult with certain interested parties and invite the participation of the public at large in the development of those building energy standards through open consensus-based processes.

Position
Support

SB 868 **(Wiener D) Electricity: portable solar generation devices.**
Status: 4/20/2026-April 20 hearing: Placed on APPR. suspense file.
Digest:

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations, while local publicly owned electric utilities are under the direction of their governing boards.

This bill would exempt a portable solar generation device, as defined, from all interconnection requirements imposed by state law, the commission, electrical corporation rules, or local publicly owned electric utility rules, as specified. The bill would prohibit an electrical corporation or a local publicly owned electric utility from requiring a customer using a portable solar generation device to take specified actions, including, among other things, paying any fee or charge related to the device or the electricity the device feeds into a building's electrical system. The bill would authorize an electrical corporation or a local publicly owned electric utility to require a customer using a portable solar generation device to notify the electrical corporation or local publicly owned electric utility, using a simple online registration form, of the address and size of the portable solar generation device, as provided.

Position
Support

SB 908 **(Wiener D) Residential windows: retrofitting: residential window replacement projects: California Building Code compliance.**
Status: 4/23/2026-Read second time and amended. Re-referred to Com. on APPR.
Digest:

(1)Existing law, the Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments. Existing law places various limits and prohibitions on the governing documents, as defined, relative to an owner's separate interest within those developments.

This bill would prohibit those governing documents from limiting or prohibiting the owner of a separate interest within a common interest development from completing a residential window replacement project, as defined, or from imposing any requirements on California Energy Code-compliant windows in a housing development project, as defined.

(2)The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes.

This bill would require a city, county, or city and county to administratively approve an application for a residential window replacement project. The bill would prohibit a city, county, or city and county from requiring discretionary review or a hearing for a residential window replacement project. The bill would also prohibit a city, county, or city and county from denying an application for a residential window replacement project and a local government that is both a city and county from imposing any conditions on certain windows proposed in a housing development project, except as specified. The bill would limit the application of these provisions under certain circumstances, including if a residential structure is individually listed as a historical resource in the State Historic Resources Inventory, as defined.

Position
Support if Amended

Notes: Amendments requested: The bill would limit the application of these provisions under certain circumstances, including if a residential structure is individually listed as a historical resource in the State Historic Resources Inventory, AAC believes this should be amended to include locally listed historic structure with a certified local government.

Energy Efficiency

AB 2057 **(DeMaio R) Natural gas: appliances.**
Status: 4/23/2026-Failed Deadline pursuant to Rule 61(b)(5). (Last location was H. & C.D. on 3/9/2026)
Digest:

The Planning and Zoning Law enacts various laws relating to land use, including statewide land use planning, transportation planning, local planning, zoning regulations, and housing development, among other things.

This bill 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.

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 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 modifications or changes in those building standards that are published in the code, including to green building standards, upon making an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. Existing law requires a copy of those findings, together with the modification or change, to be filed with the commission. Existing law, from June 1, 2025, until June 1, 2031, inclusive, prohibits a city or county from making a modification or change to the building standards described above that are applicable to residential units, unless one of specified conditions are met, and requires the commission to reject a modification or change to any building standard affecting a residential unit and filed by the governing body of a city or county, unless one of those specified conditions are met.

This bill would prohibit a city or county from making a change or modification to the above-described building standards that prohibits the use of natural gas in a residential unit. The bill would also require the commission to reject a modification or change to any building standard affecting a residential unit and filed by the governing body of a city or county that prohibits the use of natural gas in that residential unit.

Position
Oppose

SB 924 **(Hurtado D) Low-income energy assistance.**
Status: 4/24/2026-Set for hearing May 4.
Digest:

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations and gas corporations. Existing law requires the commission to require electrical corporations and gas corporations to perform home weatherization services, as described, for low-income customers if the commission determines that a significant need for those services exists in the corporation's service territory, taking into consideration both the cost-effectiveness of the services and the policy of reducing the hardships facing low-income households, as specified.

This bill would require the commission to take into consideration the cost-effectiveness of the services as a whole and to require electrical corporations and gas corporations, in performing those home weatherization services, to prioritize integration of health, safety, and indoor air quality improvement measures necessary to enable whole-home improvements, coordinated delivery across fuel types and housing types, conditions, and tenancy structures, and program design that allows for tenant-level benefits where upgrades occur in rental properties, while preserving flexibility in program design. The bill would authorize the commission to consider nonenergy benefits when establishing priorities for program design. The bill would require the commission to ensure that weatherization program costs do not result in undue cost burdens for ratepayers. The bill would require the commission to require electrical and gas corporations to report on measurable household affordability outcomes, as specified. The bill would require the commission to ensure meaningful public and stakeholder input on the design and implementation of these low-income programs, as provided. The bill would require the commission to ensure that diverse contracting requirements are consistent with specified plans submitted to the commission and certain guidelines. The bill would revise the definition of "weatherization" for these purposes, as specified.

Position
Support

Factory Built Housing

AB 1815 **(Wicks D) Factory-built housing: building standards.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Government Operations Agency. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code.

Existing law, the California Factory-Built Housing Law, requires all factory-built housing after a specified date that is sold or offered for sale to first users within the state to bear insignia of approval issued by the department, deems that housing to comply with the requirements of all ordinances or regulations enacted by any city, county, city and county or district that may be applicable to the construction of housing, as specified, and prohibits a city, county, city and county, and district from requiring submittal of plans for any factory-built housing manufactured, or to be manufactured pursuant to these provisions, as specified. That law specifically and entirely reserves to local jurisdictions certain local requirements, including local use zone requirements. That law also requires the Department of Housing and Community Development to enforce its provisions, except for in-plant inspections of the manufacture and installation of factory-built housing by local enforcement or inspection agencies, as specified. That law provides that any person who violates any of these provisions and other specified law is guilty of a misdemeanor, as specified.

This bill would prohibit a city, county, or city and county from imposing or enforcing building standards that exceed the state minimum building standards in the California Building Standards Code on a housing construction project that utilizes factory-built housing, provided that at least 15% of the hard costs, as defined, for each building in the project are spent on factory-built housing that bears the insignia of the Department of Housing and Community Development. By adding to the duties of local officials, and expanding the scope of a crime, this bill would impose a state-mandated local program.

Position
Support

AB 2058 **(Harabedian D) California Factory-Built Housing Law: inspection: permitting.**
Status: 4/23/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

(1)Existing law, the California Factory-Built Housing Law, requires all factory-built housing manufactured after a specified date that is sold or offered for sale to first users within the state to bear insignia of approval issued by the department, deems that housing to comply with the requirements of all ordinances or regulations enacted by any city, city and county, county, or district that may be applicable to the construction of housing, as specified, and prohibits a city, city and county, county, and district from requiring submittal of plans for any factory-built housing manufactured, or to be manufactured, pursuant to these provisions, as specified. The law requires the Department of Housing and Community Development to enforce its provisions, except for in-plant inspections of the manufacture and installation of factory-built housing by local enforcement or inspection agencies, as specified. Existing law authorizes the local enforcement agency to, by ordinance, establish an inspection fee for the inspection of the installation of factory-built housing. Existing law authorizes the department to provide by regulation for the qualification and disqualification of quality assurance agencies to perform inspections of factory-built housing manufacturers. The law requires the department to adopt rules and regulations to interpret and make specific these provisions, as specified. The law provides that any person who violates any of these provisions and other specified law is guilty of a misdemeanor, as specified.

This bill would remove the requirement that a local enforcement agency enforce and inspect the installation of factory-built housing and, instead, require a first user to choose to have either the local enforcement agency or a quality assurance agency, acting on behalf and subject to the supervision of the department, enforce and inspect the installation of factory-built housing. The bill would limit a local enforcement agency's inspection fee to no more than 50% of the equivalent inspection fee for nonfactory-built housing. The bill would prohibit a local enforcement agency from charging an inspection fee if a first user chooses to have a quality assurance agency enforce and inspect the installation. The bill would also prohibit a local enforcement agency from establishing any permitting fee related to factory-built housing that exceeds 50% of the equivalent permitting fee for nonfactory-built housing. The bill would prohibit a local enforcement agency or quality assurance agency from disassembling, damaging, or destroying factory-built housing while inspecting

the installation of that factory-built housing. The bill would also make conforming changes.

Position
Support

Financing

AB 2110 **(Johnson R) Local financing: workforce housing: tax increment financing district.**
Status: 4/23/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 12. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

Existing law authorizes the creation of various infrastructure financing districts, including enhanced infrastructure financing districts for purposes of financing public capital facilities or other specified projects of communitywide significance that provide significant benefits or the surrounding community.

This bill would authorize the establishment of tax increment financing districts for purposes of financing the construction, rehabilitation, repair, and upgrades to workforce housing for public safety, education, health care, or manufacturing personnel. The bill would set forth requirements for membership on the district's governing board, and would require the governing board to direct the preparation of a financing plan for the district, as provided. The bill would impose limitations on the involvement of a city or county that created a redevelopment agency or a former redevelopment project in a district, as provided. The bill would require the district to hold public hearings and receive written and oral protests to the financing plan in accordance with specified procedures and would require an election to be called if between 25% and 50% of the combined number of landowners and residents in the area who are at least 18 years of age file a protest. The bill would require, if the election is to be conducted by mail ballot, the identification envelope for return of mail ballots used in landowner elections to contain a declaration, under penalty of perjury, stating that the voter is the owner of record or the authorized representative of the landowner entitled to vote, among other things. The bill would also condition formation of the district and the division of taxes, as described below, on adoption of a resolution approving the financing plan by each affected taxing entity that is proposed to be subject to division of taxes. At the conclusion of the hearings, the bill would authorize the governing board to adopt a resolution proposing adoption of the financing plan.

The bill would authorize the financing plan to contain a provision for the division of taxes levied upon taxable property in the area included within the tax increment financing district, as specified, and would authorize the governing board to issue bonds, subject to approval by 2/3 of the voters voting on the proposition. The bill would authorize a district formed under these provisions to finance specified types of projects, including the construction of residential housing that meets specified occupancy and affordability criteria, the rehabilitation, repair, or upgrade of any such housing, and related planning and design work. The bill would require financial and performance audits of the district at specified times, as provided, and would authorize, upon the request of the Governor or of the Legislature, the Bureau of State Audits to conduct financial and performance audits of the district.

Position
Support

Historic Preservation

AB 1265 **(Haney D) Income taxes: credits: rehabilitation of certified historic structures.**
Status: 1/27/2026-In Senate. Read first time. To Com. on RLS. for assignment.
Digest:

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 a taxpayer to receive an allocation from the California Tax Credit Allocation Committee (CTCAC) to be eligible for the credit. Existing law limits the aggregate amount of money that can be allocated for these credits per calendar year and reserves a portion of that money to be allocated for a qualified residence or for projects less than $1,000,000.

Existing law requires, on an annual basis beginning January 1, 2021, until January 1, 2027, the Legislative Analyst to collaborate with the CTCAC and the Office of Historic Preservation to review the effectiveness of these tax credits, as described.

This bill would require the Legislative Analyst to submit a review of the effectiveness of the tax credits for taxable years beginning on or after January 1, 2025, and before January 1, 2027, to the Legislature, as specified.

This bill, for taxable years beginning on or after January 1, 2027, and before January 1, 2031, would enact a similar credit for the rehabilitation of certified historic structures, as provided. The bill, for tax credits allocated for those taxable years, would remove the above-described increased credit of 25% and would remove the credit for a qualified residence. The bill would also remove the limit on the amount of money that can be allocated per calendar year, including the above-described reservations.

Existing law requires any bill authorizing a new tax expenditure, as defined, to include exclusions from income, to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements.

Position
Sponsor

Housing

AB 1573 **(Bryan D) Land use: housing elements: target population.**
Status: 4/27/2026-Read second time. Ordered to Consent Calendar.
Digest:

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 containing specified information, including an analysis of its special housing, emergency shelter, and supportive housing needs, as defined. Existing law defines the term “target population” for purposes of requirements applicable to the housing element to include certain persons, including persons with low incomes who have one or more disabilities and individuals eligible for specified developmental disability services.

This bill would provide that the definition of the term “target population” for the purposes of requirements applicable to the housing element, as described above, may include victims of domestic violence, victims of sexual assault, and victims of human trafficking, as specified.

Position
Support

AB 2270 **(Arambula D) Low-income housing tax credit: farmworker housing.**
Status: 4/14/2026-From committee: Do pass and re-refer to Com. on H. & C.D. (Ayes 5. Noes 1.) (April 13).
Digest:

Existing law establishes a low-income housing tax credit program for which the California Tax Credit Allocation Committee (CTCAC) provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of $70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law provided an allocation of $500,000,000 for the 2020 calendar year and, for calendar years beginning in 2021, also provides for an additional amount that may be allocated, up to $500,000,000, to specified low-income housing projects that are new buildings that are federally subsidized, as specified. Existing law provides that this additional

amount is only available for allocation pursuant to an authorization in the annual Budget Act. Existing law requires specified regulatory action by CTCAC aimed at increasing production and containing costs, including a scoring system that maximizes the efficient use of public subsidy and benefit created through the low-income housing tax credit program, as specified.

This bill would require CTCAC to amend the regulatory scoring system to treat farmworker housing projects as large family projects, as specified in the existing CTCAC regulation. The bill would also require the CTCAC to use the same point allocations provided for rural set-aside projects in assigning points to farmworker housing based on the proximity of amenities to an eligible farmworker housing project.

Position
Support

AB 2676 **(Gallagher R) Housing Crisis Act of 2019.**
Status: 4/23/2026-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.)
Digest:

(1)Existing law, known as the Housing Crisis Act of 2019, with respect to land where housing is an allowable use and except as specified, prohibits a county or city, including the electorate exercising its local initiative or referendum power, in which specified conditions exist, determined as provided by the Department of Housing and Community Development, from enacting a development policy, standard, or condition, as defined, that would have certain effects. Under existing law, these proscribed policies, standards, or conditions include, among others, (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018, and (B) imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city, except as provided. Existing law states that these prohibitions apply to any zoning ordinance adopted or amended on or after the effective date of these provisions, and that any development policy, standard, or condition on or after that date that does not comply is deemed void.

Existing law prohibits a county or city subject to these provisions from enforcing a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the Department of Housing and Community Development. Existing law requires the department to approve a zoning ordinance submitted to it only if the department determines that the zoning ordinance satisfies these requirements. If the department denies approval of the zoning ordinance, as specified, existing law states that the ordinance is deemed void.

This bill would expand the prohibition against enacting a development policy, standard, or condition that has the effect of imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city to also prohibit these policies, standards, or conditions within the sphere of influence of a city, as defined. The bill would define “moratorium or similar restriction or limitation on housing development” for purposes of the Housing Crisis Act of 2019 to include, but not be limited to, the electorate of a county or city subject to these provisions from exercising its referendum power in a manner that has the effect of extending an existing moratorium or similar restriction or limitation on housing development. The bill would prohibit a county or city subject to these provisions from enforcing an initiative or referendum imposing a moratorium or other similar restriction on or limitation of housing development until the initiative or referendum receives approval from the department pursuant to the approval process described above. The bill would state that if the department denies approval of the initiative or referendum, as specified, the initiative or referendum would be deemed void.

Existing law defines “reducing the intensity of land use” for purposes of the Housing Crisis Act of 2019 to include reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site’s residential development capacity.

This bill would revise the definition of “reducing the intensity of land use” to mean any action that would individually or cumulatively reduce the site’s residential development capacity, including reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations.

This bill would also provide that an action or special proceeding brought to enforce these provisions is subject to a 3-year statute of limitations under specified law. The bill would provide that the bill’s provisions apply retroactively to any pending action or proceeding.

Position
Support

Land Use

AB 2074 **(Haney D) Regional transit hub districts: downtown housing developments.**
Status: 4/21/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 3.) (April 20). Re-referred to Com. on APPR.
Digest:

The Planning and Zoning Law generally regulates local government zoning and approval of certain types of housing development projects. The law authorizes a development proponent to submit an application for a development that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The law also requires a housing development project within a specified distance of a transit-oriented development stop to be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with specified requirements, as applicable.

This bill would, by July 1, 2027, require major transit cities to designate one or more regional transit hub districts, districts and prescribe requirements for those districts, including requiring that a district make a downtown housing development an allowable use, as specified. The bill would prescribe requirements for downtown housing developments, including requiring specified labor standards and requiring the developments to be eligible for streamlined ministerial approval, as specified. The bill would establish the Downtown Revitalization Loan Fund and continuously appropriate moneys in the fund to the California Housing Finance Agency for the purpose of making loans to applicants to develop downtown housing developments, as specified. By establishing a continuously appropriated fund, the bill would make an appropriation. By requiring certain cities to designate regional transit hub districts and requiring streamlined ministerial approval of certain housing developments, the bill would impose a state-mandated local program.

Position
Support

Permit Streamlining

AB 1693 **(Zbur D) Accelerated retailer building plan approval: tenant improvements.**
Status: 4/21/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 18. Noes 0.) (April 21). Re-referred to Com. on APPR.
Digest:

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. Existing law establishes a streamlined approval process for a local permit for a tenant improvement related to a restaurant, as defined.

This bill would establish a similar streamlined approval process for a local permit for a tenant improvement relating to a retailer, as defined. In this regard, the bill would require a local building 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 all applicable building, health, and safety codes, as specified. The bill would require a qualified professional certifier, or the applicant, as applicable, to prepare certain affidavits related to the tenant improvement under penalty of perjury. The bill would require the local building department to approve or deny the permit application within 20 business days of receiving a complete application and would deem the plan approved for permitting purposes if the local building department does not approve or deny the application within that timeframe. The bill would also authorize the applicant to resubmit corrected plans addressing the deficiencies identified in the initial denial, would limit the local building department's review of each subsequent resubmission to the deficiencies identified in the initial denial, and would require the local building department to approve or deny each subsequent resubmission within 10 business days of receipt. The bill would

require each local building department to conduct audits of tenant improvements submitted for certification, as specified. The bill would authorize a city or county to adopt additional qualifications or requirements for qualified professional certifiers, including penalties or reasonable administrative fines for certain actions. The bill would make qualified professional certifiers liable for any damages arising from negligent plan review. The bill would also require the applicant to indemnify the local agency from any property damage or personal injury arising from construction permitted under the above-described provisions.

Existing law establishes the California Architects Board and the Board for Professional Engineers, Land Surveyors, and Geologists to administer the licensure and regulation of architects and engineers, respectively. Existing law specifies grounds for disciplinary action by the boards.

This bill would deem making a false statement in a certification described above to be grounds for disciplinary action against a licensee who serves as a qualified professional certifier.

Existing law, the Government Claims Act, establishes the liability and immunity of a public entity for its acts or omissions that cause harm to persons. Where a public entity is under a mandatory duty imposed by an enactment that is designed to protect against the risk of a particular kind of injury, the act makes the public entity liable for an injury of that kind proximately caused by its failure to discharge the duty unless the public entity establishes that it exercised reasonable diligence to discharge the duty.

This bill, notwithstanding the above-described liability of a public entity for failure to discharge certain mandatory duties, would provide that a public entity or public employee is not liable for an injury caused by their discretionary or ministerial acts or omissions relating to the issuance or denial of a permit pursuant to the bill's provisions.

Existing law, 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 does not apply to the approval of ministerial projects.

To the extent that the streamlined, ministerial review processes established by the bill would apply to final, discretionary approval of a tenant improvement, the bill would exempt those projects from CEQA.

Position
Support

AB 1710 **(Carrillo D) Housing developments: ordinances, policies, and standards.**
Status: 4/16/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 15). Re-referred to Com. on APPR.
Digest:

The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. That act states that it shall not be construed to prohibit a local agency from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need, except as provided. The act further provides that for its purposes, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines "ordinances, policies, and standards" to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

This bill would include in the definition of "ordinances, policies, and standards" materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined.

The Permit Streamlining Act, among other things, requires public agencies to approve or disapprove of a development project within certain timeframes, as specified. The act requires public agencies to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. The act requires a public agency, upon its determination that an application for a development project is incomplete, to include a list and a

thorough description of the specific information needed to complete the application.

This bill would provide that for the purposes of the Permit Streamlining Act, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision adopted or implemented by a public agency, as defined, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity, except as specified.

Position
Support

AB 1740 **(Zbur D) Coastal resources: coastal development permits: Santa Monica.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

The California Coastal Act of 1976 requires, among other things, anyone wishing to perform or undertake any development in the coastal zone, except as specified, in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, to obtain a coastal development permit from the California Coastal Commission or a local government, as provided. The act provides that a coastal development permit is not required for specified types of development in specified areas, as provided.

This bill would provide that a coastal development permit is not required for certain activities and types of development within the city of Santa Monica, as specified. The bill would repeal these permit exemptions on January 1, 2037.

This bill would make legislative findings and declarations as to the necessity of a special statute for Santa Monica.

Position
Support (On a previous version that would have applied more broadly)

AB 2051 **(Wicks D) Public resources: Coastal Resilience Permitting Working Group.**
Status: 4/15/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 12. Noes 0.) (April 14). Re-referred to Com. on APPR.
Digest:

Existing law establishes the Natural Resources Agency and vests the agency with jurisdiction over various public resources. Existing law establishes the California Environmental Protection Agency and sets out its mission for programs, policies, and standards. Under existing law, various state entities, including the California Coastal Commission, the California Environmental Protection Agency, and the Department of Fish and Wildlife have responsibilities with respect to coastal permitting and development.

This bill would require the Secretary of the Natural Resources Agency, in consultation with the Secretary for Environmental Protection, to convene a Coastal Resilience Permitting Working Group for the purpose of developing a Coastal Resilience Permitting Roadmap for coastal resilience projects proposed in specified areas. The bill would require the Coastal Resilience Permitting Working Group to consist of representatives from federal, state, and local agencies, including, among others, the California Coastal Commission, the California Environmental Protection Agency, and the Department of Fish and Wildlife. The bill would, on or before January 1, 2028, require the Secretary of the Natural Resources Agency to submit the Coastal Resilience Permitting Roadmap to the Governor and the relevant fiscal and policy committees of the Legislature. The bill would require, on or before April 1, 2027, the Secretary of the Natural Resources Agency, in collaboration with the California Coastal Commission, the San Francisco Bay Conservation and Development Commission, the Department of Fish and Wildlife, and the California Regional Water Quality Boards with jurisdiction over the coast and the San Francisco Bay, to convene a Coastal Resilience Permit Advisory Group to support the deliberations of the Coastal Resilience Permitting Working Group.

Position
Support

AB 2418 **(González, Mark D) Local building permits: nonresidential private permitting review.**
Status: 4/22/2026-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 12. Noes 0.) (April 21). Re-referred to Com. on APPR.
Digest:

Existing law requires every city, county, or city and county, whether general law or chartered, that requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition, or repair of any building or structure, to require the execution of a permit application, as specified.

Existing law permits a local agency, defined as a city, county, or city and county, to authorize its enforcement agency to contract with or employ a private entity or persons on a temporary basis to perform plan-checking functions for a nonresidential building, but that the local agency is not required to do so if it determines that no entities or persons are available or qualified to perform plan-checking services. Under existing law, when there is an excessive delay, as defined, in checking plans submitted as part of an application for specified nonresidential projects, a local agency is required to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function. Existing law defines "excessive delay" to mean, among other things, the local agency has taken more than 50 days to check plans and specifications, as provided.

This bill would, until January 1, 2037, revise and recast the above-described provisions related to private plan checking. The bill would, upon an application for a nonresidential building permit being deemed complete, as provided, require the local agency to provide the applicant with an estimated timeframe in which it will determine if the completed application is compliant with permit standards.

This bill would require the local agency to, upon an applicant's request, contract with or employ a private plan-checking entity if the estimated timeframe would result in an excessive delay or if there is excessive delay by the local agency. If the local agency determines no private entities or persons are available or qualified to perform plan-checking services, the bill would authorize the applicant to retain, at their sole expense, a private professional provider, as defined and specified. The bill would shorten the timeframe constituting an "excessive delay" from 50 days to 30 days.

This bill would, until January 1, 2037, require an applicant who retains a private professional provider to notify the city or county of their intent to retain the private professional provider within a prescribed timeframe. If a private professional provider performs the plan-checking function, the bill would impose additional requirements, including, among other things, requiring the private professional provider to prepare a specified affidavit, under penalty of perjury, and the applicant to submit to the city or county a specified report of the plan check.

This bill would require the city or county, within 10 business 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 city or county 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 city or county, as specified. The bill would provide that its provisions do not apply to certain nonresidential buildings, as specified.

Existing law, the Permit Streamlining Act, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. Existing law requires a public agency that has received an application for a development project to determine in writing whether the application is complete within 30 calendar days and to immediately transmit the determination to the applicant of the development project.

This bill, until January 1, 2037, if a private professional provider performs the plan-checking function, would deem the local agency to be in compliance with the above-described streamlining provisions governing applications for nonresidential development projects as those requirements pertain to the nonresidential building permit.

Existing law, the Government Claims Act, establishes the liability and immunity of a public entity for its acts or omissions that cause harm to persons. Where a public entity is under a mandatory duty imposed by an enactment that is designed to protect against the risk of a particular kind of injury, existing law imposes liability upon the public entity for an injury of that kind proximately caused by its failure to discharge the duty unless the public entity establishes that it exercised reasonable diligence to discharge the duty.

This bill would, until January 1, 2037, notwithstanding existing public entity liability provisions, grant a public entity immunity from liability for an injury caused by their discretionary or ministerial acts or omissions relating to the issuance or denial of any nonresidential building permit pursuant to the bill's provisions. The bill would require the applicant to indemnify the local agency from any property damage or personal injury arising from construction in accordance with the plans checked by a private professional provider under the bill's provisions.

Existing law permits the governing body of any county or city, including a charter city, to adopt an ordinance prescribing fees for filing applications for specified building permits, as provided.

This bill would broaden the above-described permission and require a county or city that prescribes fees for a

nonresidential building permit to prepare a nonresidential building permit fee schedule and post the schedule on the county's or city's internet website.

This bill would additionally require a local building department to conduct an inspection of the permitted work for specified new nonresidential buildings or structures within 10 business days of receiving a notice of the completion of the permitted work authorized by a building permit issued for those projects.

Position
Support

SB 963 **(Laird D) California Coastal Act of 1976: coastal development permits: appeal: de novo review.**
Status: 4/28/2026-Read second time. Ordered to consent calendar.
Digest:

Existing law establishes in the Natural Resources Agency the California Coastal Commission. Existing law requires the commission to have the primary responsibility for the implementation of the California Coastal Act of 1976 and designates it as the state coastal zone planning and management agency, as provided. Existing law, among other things, requires anyone wishing to perform or undertake any development in the coastal zone, in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, to obtain a coastal development permit from the commission or a local government, as provided. Existing law authorizes an appeal to the commission for any action taken by a local government on coastal development permit applications, requires the commission to hear the appeal, and establishes specified appeal procedures, as provided. Existing law requires the commission to provide for a de novo public hearing on an application for a coastal development permit and an appeal brought pursuant to the act, as provided.

This bill would require an appeal of an action by a local government on a coastal development permit application to be considered properly submitted if the appealing party or parties submit to the executive director a completed, signed copy of the appeal form provided by the commission within the applicable timeline, as provided. The bill would require, for purposes of an appeal of an action on a coastal development permit application by a local government or a port governing body, the commission to provide for de novo review and a public hearing on the coastal development permit application, as provided, if the commission determines that a substantial issue exists with respect to the grounds on which the appeal has been filed.

Position
Support

SB 1014 **(Grayson D) Development projects: preliminary estimate of required improvements: onsite and offsite improvements.**
Status: 4/23/2026-Read second time and amended. Re-referred to Com. on APPR.
Digest:

Existing law, the Permit Streamlining Act (act), sets forth various procedures for the review and approval of development project applications, including, among other things, requiring each public agency to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. The act also requires a city, county, or city and county to deem an applicant for a housing development project to have submitted a preliminary application upon providing specified information about the proposed project to the city, county, or city and county from which approval for the project is being sought.

This bill would permit an applicant who submits a preliminary application for a housing development project, as specified, or an application if a preliminary application is not submitted, to include in the preliminary application or application a request for a preliminary estimate of required improvements, as provided. The bill would require a city, county, or city and county that receives a request under these provisions to provide the preliminary estimate within 30 business days of the submission of the request, as provided. The bill, within 30 business days of deeming an application for a postentitlement phase permit, permit complete, would additionally require the city, county, or city and county to provide the applicant with an itemized list of all onsite and offsite improvements that will be required prior to issuance of, or otherwise in connection with, that permit, as provided. The bill would define various terms for these purposes.

Position
Support

SB 1258 **(Wiener D) Hazardous waste: site remediation: residential suitability guidelines.**
Status: 4/24/2026-Set for hearing May 4.
Digest:

Existing law authorizes, when a release of waste occurs and remedial action is required, a responsible party, as defined, to request a local officer to supervise the remedial action if the site is not already overseen by the Department of Toxic Substances Control or a regional water quality control board. Existing law authorizes the department or a regional water quality control board to retain or assume oversight authority from a local officer, as specified.

This bill would require the State Water Resources Control Board, working jointly with the department and in consultation with the Office of Land Use and Climate Innovation, to develop guidelines for developers and for agencies overseeing development-specific site remediations and making determinations of site suitability, as provided. The bill would require the board, in conjunction with the department, to develop thresholds of significance for contaminants from different sources and for different future uses, as provided. The bill would specify that sites with contamination above those thresholds shall be deemed not suitable for residential use.

Position
Support

Planning

SB 1116 **(Caballero D) Planning and zoning: housing development projects: subdivisions.**
Status: 4/23/2026-Read second time and amended. Re-referred to Com. on APPR.
Digest:

(1)Under the Planning and Zoning Law, the legislative body of a city or county 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 authorizes a development proponent to submit an application for a housing development project on a subdivided lot, as specified, that meets specified requirements, and requires a local agency to ministerially consider that application, as specified. Existing law prohibits a local agency from imposing on a housing development on a lot subdivided as specified an objective zoning standard, objective subdivision standard, or objective design standard that, among other things, physically precludes the development of a project built to specified densities. However, with respect to certain lots, existing law allows a local agency to impose a height limit of no less than the height allowed pursuant to the existing zoning designation applicable to the lot. Existing law authorizes a local agency to adopt an ordinance to implement these requirements.

This bill would require the height limits under these provisions to apply exclusively to the physical height of a building rather than the number of floors. The bill would additionally prohibit a local agency from imposing specified front or internal setbacks, except as specified. The bill would also modify prohibitions relating to density on the lot, among other things. The bill would require that the above-described provisions relating to ministerial approval of housing developments on certain subdivided lots be interpreted liberally in favor of producing the maximum number of total housing units.

This bill would further require a local agency to submit a copy of an adopted ordinance to the Department of Housing and Community Development (HCD) within 60 days after adoption and would authorize HCD to submit written findings as to the ordinance's compliance with law. The bill would prescribe additional procedures for a local agency's response to HCD's findings. The bill would make these changes effective for applications received by local agencies on or after January 1, 2027.

(2)Existing law requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements. Among these requirements, existing law requires that the lot be substantially surrounded by qualified urban uses, as defined, and not exceed specified size limits that vary based on the zoning of the lot and whether it is vacant. Existing law also requires that newly created parcels under these provisions be no smaller than 600 square feet, or in the case of parcels zoned for single-family use, 1,200 square feet, except as specified, and that the average total area of floorspace for specified units not exceed *1,750* net habitable square feet, defined to include stair space. Existing law also requires the lot to be zoned

for multifamily residential dwelling use or to be vacant and zoned for single-family residential development (multifamily or vacancy requirement). Existing law authorizes a local agency to adopt an ordinance to implement these provisions, as provided.

This bill would modify these requirements, including by changing the density requirements for the lot. The bill would, instead of requiring that specified lots are substantially surrounded by qualified urban uses, require those lots meet one of several other requirements under specified law. The bill would allow a newly created parcel on a plot zoned for multifamily housing to be as small as 480 square feet or 960 square feet, if specified conditions are met. The bill would provide that, where lot size averaging is used to create smaller parcels, none of the newly created residential parcels shall be more than 50% of the size of the original parcel, except as specified. The bill would revise the definition of "net habitable square feet" for the above-described purposes to exclude stairs and enclosed bicycle parking and would revise, for purposes of the multifamily or vacancy requirement, the definition of "vacant" to mean having no permanent structure, unless the permanent structure is abandoned or untenantable, as defined.

This bill would require a local agency to approve or deny an application for a final map for a housing development project submitted to a local agency within 60 days, as described. The bill would also require a local agency that adopts an ordinance to implement the above-described provisions to submit a copy to HCD, as provided. The bill would permit HCD to submit written findings to the local agency as to whether the ordinance is compliant, as specified. The bill would provide that an ordinance is null and void if a local agency fails to, among other things, submit a copy to HCD, as described.

This bill would make these changes effective for applications received by local agencies on or after January 1, 2027.

(3)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 and the Department of Housing and Community Development that contains specified information, including the number of units of housing demolished and new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies.

This bill would require a local agency to additionally include in its annual report specified information about housing development projects received pursuant to the above-described provisions relating to subdivisions and ministerial approval.

(4)Existing law provides that specified recorded covenants, conditions, restrictions, or private limits on the use of land contained in specified instruments affecting the transfer or sale of any interest in real property are not enforceable against the owner of certain housing developments, as specified. The Davis-Stirling Common Interest Development Act (act) governs the management and operation of common interest developments. The act sets forth provisions limiting the authority of an association managing such a development, or of the governing documents of such a development or association, to regulate the use of a member's separate interest. The act provides that any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument, as described, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets certain requirements is void and unenforceable.

This bill would make unenforceable any covenant, condition, restriction, or other provision contained in any deed, declaration, contract, security instrument, or other instrument affecting the use of real property if it prohibits or would physically preclude the development of a housing project on a subdivided lot, as specified, except for real property that is part of a common interest development.

Position
Support

Professions

AB 1775 **(Ward D) Veterans.**
Status: 4/22/2026-In committee: Set, first hearing. Referred to APPR. suspense file.
Digest:

Existing law establishes the Department of Consumer Affairs under the direction of the Director of Consumer Affairs and sets forth its powers and duties relating to the administration of the various boards under its jurisdiction that license and regulate various professions and vocations. Existing law requires those boards to expedite, and authorizes them to assist, the initial licensure process for an applicant who supplies satisfactory evidence to the board that the applicant has served as an active duty member of the Armed Forces of the United States and was honorably discharged.

This bill would extend that requirement and authorization to also include members who were discharged or received a discharge solely as a result of a specified executive order. The bill would make additional conforming changes.

Existing law requires the department, subject to an appropriation by the Legislature, to establish the Veteran's Military Discharge Upgrade Grant Program to help fund service providers who, for free or at low cost, will educate veterans about discharge upgrades and assist veterans in filing discharge upgrade applications, as specified. Existing law authorizes the department to prioritize veteran recipients of the services, such as prioritizing those who are able to demonstrate their less than honorable characterization of service was connected to a mental health condition, traumatic brain injury, sexual assault or harassment, or sexual orientation.

This bill would instead require the program to help fund service providers who will educate veterans on the above-described services at no cost. The bill would additionally require the department to prioritize veteran recipients who are able to demonstrate that their less than honorable characterization of service was connected to a mental health condition, traumatic brain injury, sexual assault or harassment, or sexual orientation or who are able to demonstrate their characterization of service was connected to gender identity.

This bill would additionally require the department, subject to an appropriation by the Legislature, to establish the Veteran's Housing and Supportive Services Grant Program to help fund service providers who, for at no cost, will provide housing supports for veterans being discharged from service. The bill would require the department to develop criteria, procedures, and accountability measures as may be necessary to implement the grant program, and to prioritize veteran recipients who are able to demonstrate their less than honorable characterization of service was connected to a mental health condition, traumatic brain injury, sexual assault or harassment, or sexual orientation or who are able to demonstrate their characterization of service was connected to gender identity.

Position
Support

Notes: Executive Order 14183 - Consistent with the military mission and longstanding DoD policy, expressing a false "gender identity" divergent from an individual's sex cannot satisfy the rigorous standards necessary for military service.

Public Works

AB 1885 **(Carrillo D) Public contracts: retention proceeds.**
Status: 4/28/2026-Read second time and amended.
Digest:

Existing law, with respect to a contract relating to the construction of any public work of improvement, prohibits the retention proceeds withheld from any payment by a public entity from the original contractor, by the original contractor from any subcontractor, and by a subcontractor from any subcontractor from exceeding 5% of the payment, except as specified.

This bill, with respect to those contracts, would further limit specified state agencies, including the Department of Water Resources, the Department of Parks and Recreation, and the Department of Corrections and Rehabilitation, from withholding retention proceeds from a progress payment to a contractor in excess of 3.5% of the payment. The bill would require those state agencies to promptly notify the appropriate policy committees of the Legislature if the state agency's best interests are compromised because of the 3.5% retention limitation imposed by the bill.

Existing law, except as specified, prohibits the percentage of the retention proceeds withheld in a contract between the original contractor and a subcontractor, and in a contract between a subcontractor and any subcontractor thereunder, from exceeding the percentage specified in the contract between the public entity and the original contractor.

This bill would provide that nothing in the bill alters, amends, or impairs the rights, duties, and obligations of an original contractor, its subcontractors, and all subcontractors thereunder relating to the construction of any public work of improvement pursuant to the above-described provision.

This bill would repeal its provisions on January 1, 2032.

Position
Support

SB 1205 **(Valladares R) Public contracts: retention: architecture or engineering services.**
Status: 4/24/2026-Set for hearing May 4.
Digest:

Existing law imposes various requirements regarding the formation, content, and enforcement of public works contracts. Existing law generally requires that retention proceeds withheld from payment by a public entity be released within 60 days after the date of completion of the work of improvement, except as specified in case of a dispute. Existing law limits the allowable amount of retention proceeds withheld in a contract between a public entity and the original contractor, a contract between the original contractor and a subcontractor, and a contract between subcontractors, as specified. Existing law defines "public entity" differently for these various purposes.

This bill would prohibit any retention payments from exceeding 5% of the payment for contracts under design-bid-build, and amendments thereto, entered into on or after January 1, 2027, directly between a public entity and an individual or legal entity permitted by law to practice the profession of architecture or engineering. The bill would require any retention withheld to be released no later than 60 days after completion of services under contract. The bill would define terms for its purposes, including "public entity."

Position
Sponsor

Resilience

AB 1964 **(Bennett D) State Fire Marshal: county recorder: home hardening.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

Existing law establishes various county offices, including the office of the recorder. Existing law requires the recorder to, among other things, accept for recordation any instrument, paper, or notice that is authorized or required to be recorded, as provided. Existing law requires the recorder to maintain various indices of specified documents and records.

Existing law requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones, as specified. Existing law also requires the State Fire Marshal to classify lands within state responsibility areas into fire hazard severity zones, and, by regulation, to designate fire hazard severity zones and assign to each zone a rating reflecting the degree of severity of fire hazard that is expected to prevail in the zone. Existing law requires the State Fire Marshal to periodically review very high fire hazard severity zones that are not state responsibility areas, and designated and rated zones that are state responsibility areas, as provided.

This bill would require a county recorder to maintain construction records related to home hardening and to share, upon request, construction records related to home hardening in a state or local responsibility area with the Office of the State Fire Marshal. By imposing additional duties on county recorders, the bill would impose a state-mandated local program.

This bill would require the Office of the State Fire Marshal, on or before January 1, 2028, to develop home hardening standards, as provided. The bill would require the State Fire Marshal to, on or before January 1, 2030, compile a report concerning homes in moderate, high, and very high fire hazard severity zones in state and local responsibility areas. The bill would require the State Fire Marshal to make the completed report available on its internet website and to, on or before July 1, 2030, submit copies to the Legislature, as provided. The bill would require the report to include, among other things, the number of homes that meet those home hardening standards and the number of homes that require more home hardening to meet those standards in each responsibility area and county.

Position
Support

AB 1971 **(Bennett D) Property tax: exclusion from reassessment: home hardening retrofitting improvements.**
Status: 4/23/2026-Re-referred to Com. on APPR.
Digest:

The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, “full cash value” is defined as the assessor’s valuation of real property as shown on the 1975–76 tax bill under “full cash value” or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred. The California Constitution specifies that “newly constructed” does not include the construction or reconstruction of seismic retrofitting components, as defined by the Legislature. Existing law, pursuant to that constitutional authorization, defines seismic retrofitting components to mean seismic retrofitting improvements and improvements utilizing earthquake hazard mitigation technologies. Existing law, pursuant to constitutional authorization, also excludes from the definition of “newly constructed” the construction or installation of certain fire sprinkler systems, or other fire extinguishing systems, fire detection systems, or fire-related egress improvements.

This bill would require the State Board of Equalization to clarify that a home hardening retrofitting improvement, as defined, to an existing structure is considered nonassessable repair and maintenance, provided that the improvement does not add square footage, do not change the property’s use, include structural reconfigurations, or include substantial rehabilitation.

Position
Support

SB 894 **(Allen D) Wildfire resiliency: financial assistance.**
Status: 4/23/2026-Read second time and amended. Re-referred to Com. on APPR.
Digest:

Existing law requires the Office of Emergency Services to enter into a joint powers agreement, as specified, with the Department of Forestry and Fire Protection to develop and administer a comprehensive wildfire mitigation program, that, among other things, encourages cost-effective structure hardening and retrofitting that creates fire-resistant homes, businesses, and public buildings.

Existing law establishes the California Alternative Energy and Advanced Transportation Financing Authority to provide alternative methods of financing in providing and promoting the establishment of facilities using alternative methods and sources of energy and facilities needed for the development and commercialization of advanced transportation technologies, as provided.

This bill would establish the California Wildfire Resilience Loan Program and would require the authority to administer the program to provide financial assistance for projects and activities to reduce wildfire-related risks and losses, including home hardening and defensible space improvements, as provided, and would make related changes.

Position
Support

School Facilities

AB 2067 **(Patel D) School facilities: leasing real property.**
Status: 4/9/2026-Read third time. Passed. Ordered to the Senate. (Ayes 64. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.
Digest:

Existing law requires the governing board of a school district to adopt a resolution that, among other things: (1) declares its intention to enter into a lease or agreement relating to school property, (2) includes specified information about the property, and (3) fixes a time for a public meeting of the governing board of the school district at which sealed proposals to enter a lease or agreement with the school district will be received from any person, firm, or corporation, and considered by the governing board of the school district, as specified.

Existing law, notwithstanding those provisions, and until July 1, 2027, authorizes the governing board of a school district to lease real property for a minimum rental of $1 per year if the instrument by which this property is leased requires the lessee to construct, or provide for the construction of, a building to be used by the school district and requires the title to the building to vest in the school district at the end of the lease. Existing law requires the instrument created pursuant to these provisions to be awarded based on a competitive solicitation process to the proposer providing the best value to the school district, as specified. Existing law authorizes a school district, for purposes of using preconstruction services, to enter into an instrument before written approval is obtained from the Department of General Services' Division of the State Architect under specified circumstances. Existing law authorizes a school district to identify specific types of subcontractors required to be included in a proposal, and imposes specified other procedural requirements on awarding construction subcontracts of a certain value.

This bill would extend the operation of those provisions by 5 years by instead making the provisions described above inoperative on July 1, 2027, and repealing them as of January 1, 2028.

Position
Support

Single Stair

AB 2252 **(Lee D) Building standards: residential buildings.**
Status: 4/23/2026-Failed Deadline pursuant to Rule 61(b)(5). (Last location was H. & C.D. on 3/16/2026)
Digest:

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Existing law, the Governor's Reorganization Plan No. 1 of 2025 (GRP), which became effective on July 5, 2025, transfers the Department of Housing and Community Development to the California Housing and Homelessness Agency, which the GRP also establishes, as of July 1, 2026. 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.

This bill would require the department to research, develop, and propose building standards for single-exit, single stairway multiunit residential buildings of up to 6 stories in height for inclusion in the next triennial edition of the code. In developing these standards, the bill would require the department to consult with the State Fire Marshal.

Existing law, from October 1, 2025, to June 1, 2031, inclusive, prohibits a city or county from making changes that are applicable to residential units to building standards that are published in the code, including to green 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.

Existing law, from October 1, 2025, to June 1, 2031, inclusive, requires the commission to reject a modification or change to any building standard 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.

Existing law provides that neither the State Building Standards Law, nor the application of certain building standards, limits the authority of a city, county, or city and county to establish more restrictive building standards, including, but not limited to, green building standards, reasonably necessary because of local climatic, geological, or topographical conditions, and pursuant to making certain findings. Existing law, notwithstanding those provisions, from October 1, 2025, to June 1, 2031, inclusive, prohibits a city or county from establishing more restrictive building standards that are applicable to residential units, unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety.

This bill would add a condition to each of the above-described provisions for changes or modifications that allow for single-exit, single stairway multiunit residential buildings of up to 6 stories in height.

Position
Support

Streamline/Incentive

AB 1751 **(Quirk-Silva D) Missing Middle Townhome Ownership Act.**
Status: 4/23/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 22). Re-referred to Com. on APPR.
Digest:

Existing law, the Planning and Zoning Law, contains various provisions requiring a local government that receives an application for certain types of qualified housing developments to review the application under a streamlined, ministerial approval process, depending on the type of housing development, as specified. Existing law, 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, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. Existing law, known as the Starter Home Revitalization Act of 2021, among other things, requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements, including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except 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 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 does not apply to the approval of ministerial projects.

This bill, the Missing Middle Townhome Ownership Act, would authorize a development proponent to submit an application for a townhome housing development project that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The bill would also require a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a townhome development project that meets all of specified requirements, including that the proposed subdivision will result in parcels and residential units that will meet prescribed densities and that the newly created parcels are no smaller than 600 square feet. The act would define “townhome” for these purposes to mean a single-family dwelling unit that is less than or equal to 3 stories of occupiable square footage and shares a common wall, as specified, or is separated from one or more neighboring units by an air gap, and would define “townhome development project” to mean a housing development project consisting entirely of residential units that satisfy this definition of *townhome and meeting prescribed density requirements.* The bill would authorize a local agency to disapprove a townhome housing development project, or deny the issuance of a parcel map, a tentative map, or a final map for a townhome development project, allowed under the bill’s provisions if it makes written findings based upon a preponderance of the evidence that the proposed townhome housing development project would have a specific, adverse impact, as provided in specified law, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill would authorize a local agency to adopt an ordinance to implement its provisions and would provide that the adoption of such an ordinance is not a project under CEQA.

By establishing new ministerial approval processes relating to townhome development projects, as described above, this bill would expand the scope of the exemption from CEQA for ministerial projects. Further, by adding to the duties of local officials with respect to the review and approval of townhome development projects, the bill would impose a state-mandated local program.

This bill would exempt the City and County of San Francisco from its provisions.

The bill would make legislative findings and declarations as to the necessity of a special statute for the City and County of San Francisco.

Position
Support

AB 1997 **(Lee D) Land use: housing development approvals: timelines and processes.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

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.

The Permit Streamlining Act sets forth various procedures for the review and approval of development project applications. Among other things, the act requires a public agency that is the lead agency for a development project to approve or disapprove the project within a specified period of time, which varies depending on the project’s phase in the CEQA process.

This bill would additionally require approval or disapproval of a housing development project within 30 days from the

date of certification by the lead agency of the EIR, if the EIR is prepared pursuant to specified provisions of CEQA if certain other conditions are met. By imposing additional duties on local agencies, the bill would impose a state-mandated local program.

Existing law establishes the Department of Housing and Community Development, which is administered by the Director of Housing and Community Development. Among other things, existing law requires the department to review adopted housing elements or amendments, make a finding as to whether the adopted element or amendment is in substantial compliance with specified law, and report its findings to the planning agency.

This bill would require the director, in consultation with the Governor's Office of Land Use and Climate Innovation, to establish a working group, as specified, for purposes of exploring, considering, and recommending guidance to local jurisdictions on the most effective ways in which to expedite development of housing, as described.

Position
Support

AB 2118 **(Hoover R) Affordable Housing and High Road Jobs Act of 2022: use by right: objective standards.**
Status: 4/28/2026-Re-referred to Com. on APPR.
Digest:

The Affordable Housing and High Road Jobs Act of 2022, until January 1, 2033, authorizes a development proponent to submit an application for a mixed-income housing development along a commercial corridor that satisfies specified site criteria, affordability criteria, and objective development standards, and deems a housing development that meets those requirements a use by right and subject to streamlined, ministerial review. Existing law prohibits the objective standards from precluding a development from being built at specified residential density required and from requiring the development to reduce unit size to meet the objective standards.

This bill would also prohibit the objective standards from prohibiting or otherwise limiting mixed-use development in a housing development project. By changing the criteria local agencies must follow for the approval of certain development projects, the bill would impose a state-mandated local program.

The Affordable Housing and High Road Jobs Act of 2022 defines various terms for purposes of the act.

This bill would make nonsubstantive changes to those definition provisions.

Position
Support

AB 2390 **(Schiavo D) Streamlined housing approvals: objective standards: review and modifications.**
Status: 4/23/2026-Re-referred to Com. on APPR.
Digest:

(1)The

The Planning and Zoning Law, until January 1, 2036, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards (streamlining process). Existing law, for purposes of this streamlining process, authorizes a development proponent to request a modification to an approved development if submitted to the local government before the issuance of the final building permit required for construction of the development. Existing law requires a local government to approve a modification if it determines the modification is consistent with the objective planning standards in effect when the original development application was first submitted. Existing law requires evaluations of modifications for consistency with the objective planning standards to be made using the same assumptions and analytical methodology the local government originally used, as described.

This bill would instead require the local government to approve a modification if it determines the modification is consistent with objective zoning standards, objective subdivision standards, and objective design review standards that were in effect when the original development application was first submitted, as described. The bill would also require subsequent modifications to be evaluated for consistency using the same assumptions and analytical methodology the local government originally used, or that was used in a previous modification, as described. The bill would make conforming changes.

Existing law provides that if a development proponent requests a modification, as described above, the time during which approval of the development remains valid is extended for the number of days between the submittal of a modification request and the date of its final approval, plus an additional 180 days to allow time to obtain a building

permit. Existing law also further extends that time during the pendency of litigation, if any.

This bill would provide that the litigation extension is not limited to the first request for a modification submitted by the development proponent.

This bill would also make nonsubstantive changes.

Position
Support

AB 2601 **(Lee D) Planning and zoning: housing development: streamlined approval and subdivisions.**
Status: 4/27/2026-Read second time. Ordered to third reading.
Digest:

Under the Planning and Zoning Law, the legislative body of a city or county 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 proposed housing development containing no more than 2 residential units within a single-family residential zone, without discretionary review or a hearing, if the proposed housing development meets specified requirements. Existing law requires a local agency to ministerially approve a parcel map for an urban lot split if the parcel meets specified requirements.

This bill would require that an application for a proposed housing development containing no more than 2 residential units within a single-family residential zone, as described above, be eligible for concurrent processing with an application for a parcel map for an urban lot split, as provided. The bill would authorize a local agency to condition issuance of building permits, grading permits, or certificates of occupancy for a proposed housing development upon the applicant first obtaining approval and recording a parcel map for eligible parcels pursuant to the above-described urban lot split provisions. The bill would allow the primary dwellings in an urban lot split under these provisions to be developed or converted to condominiums upon request of the applicant, as specified, or, if the housing development includes an existing unit, allow the applicant to request a condominium conversion for that unit pursuant to state and local law. The bill would specify that a "parcel map" for purposes of these provisions means a parcel map prepared in accordance with specified provisions of the Subdivision Map Act and may include a condominium plan if proposed by the subdivider, as specified.

Existing law authorizes a development proponent to submit an application for a housing development project on a subdivided lot, as specified, that meets specified requirements, and requires a local agency to ministerially consider that application, as specified. Existing law requires a local agency to issue a building permit for one or more residential units on a lot proposed to be subdivided, as specified, if the applicant for the permit meets prescribed requirements. Existing law requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements, including that the proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except as provided.

This bill would require an application for a housing development project on a subdivided lot or an application for a building permit for one or more residential units on a lot proposed to be subdivided, as described above, to be eligible for concurrent processing with an application for a parcel map or a tentative and final map under the above-described subdivision provisions, as provided. The bill would authorize a local agency to condition issuance of building permits, grading permits, or certificates of occupancy for a proposed housing development under these provisions upon the applicant first obtaining approval and recording a parcel map for eligible parcels pursuant to the above-described subdivision provisions.

Position
Support

Taxes

AB 2389 **(Irwin D) Property taxation: active solar energy systems: customer sited: extension.**
Status: 4/28/2026-From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 27).
Digest:

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, including the construction of an active solar energy system incorporated by the owner-builder in the initial construction of a new building that the owner-builder does not intend to occupy or use.

This bill would extend, for lien dates commencing on or after January 1, 2027, and before January 1, 2031, the above-described exclusion for customer-sited, active solar energy systems with a system size of less than or equal to 10 killowatts and for customer-sited, active solar energy systems that are sited on the property of a public entity customer. The bill would require that, for active solar energy systems sited on the property of a public entity customer, tax savings be utilized to maintain the affordability of, or to reduce the cost of, future lease agreements. The bill would limit the exclusion for active solar energy systems incorporated by the owner-builder to buildings where the initial construction permit for the new building is dated before January 1, 2027. The bill would make conforming changes. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program.

Existing law requires bills authorizing a new tax expenditure, as defined, to contain, among other things, specific goals that the tax expenditure will achieve, detailed performance indicators, and data collection requirements.

This bill also would include additional information required for bills authorizing a new tax expenditure.

Position
Support

Total Measures: 56

Total Tracking Forms: 56