

CALIFORNIA LEGISLATURE

SENATE HOUSING COMMITTEE

SENATOR JESSE ARREGUÍN, CHAIR

2026

LEGISLATIVE BILL SUMMARY

CALIFORNIA LEGISLATURE

Senate Housing Committee

Senator Jesse Arreguín, Chair

2026 Legislative Bill Summary

INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2026 legislative year. This report also contains summaries for legislation that the consultants for the Senate Housing Committee deem worthy of the committee's attention yet were not assigned to the Committee. This includes bills that never made it out of the Assembly, as well as bills that were assigned to other policy committees.

Each summary includes the final status of the bill in italics.

For your convenience, chapter numbers of bills that the Legislature passed and the Governor signed into law are listed. In general, chaptered legislation will go into effect on January 1, 2027. However, bills related to the budget and bills that contain an urgency clause take effect immediately upon the governor's signature.

Committee Staff

Chief Consultant: Alison Hughes

Principal Consultant: Hank Brady

Assistant Consultant: Ryan Hardmeyer

Committee Assistant: Jacqueline Diaz

1021 O Street, Room 3330
Sacramento, CA 95814
Phone: (916) 651-4124
Website: http://shou.senate.ca.gov/

ABBREVIATIONS

The Committee uses the following abbreviations throughout this summary:

ADU	**Accessory Dwelling Unit**
AHSC	**Affordable Housing Sustainable Communities**
APR	**Annual Progress Report**
BCSH	**Business, Consumer Services and Housing Agency**
CalHFA	**California Housing Finance Agency**
Cal-ICH	**Interagency Council on Homelessness**
CHHA	**California Housing and Homelessness Agency**
CBSC	**California Building Standards Commission**
CDLAC	**California Debt Limit Allocation Committee**
CEQA	**California Environmental Quality Act**
CID	**Common Interest Developments**
COC	**Continuums of Care**
COG	**Council of Government**
DBL	**Density Bonus Law**
DGS	**California Department of General Services**
FBH	**Factory Built Housing**
HCD	**California Department of Housing and Community Development**
HDFC	**Housing Development and Finance Committee**
HHAPP	**Homeless Housing, Assistance, and Prevention Grant Program**
HOA	**Homeowner Association**
JADU	**Junior Accessory Dwelling Unit**
LCI	**Office of Land Use and Climate Innovation**
LIHTC	**Low Income Housing Tax Credit**
REAP	**Regional Early Action Planning**
RHNA	**Regional Housing Needs Allocation**
SLA	**Surplus Land Act**
TCAC	**California Tax Credit Allocation Committee**

Accessory Dwelling Units **11**
SB-1117 (Cervantes) - Accessory dwelling units and junior accessory dwelling units. 11
SB-1122 (Arreguín) - Planning and zoning: annual progress report: accessory dwelling unit ordinances. 11
SB-1196 (McNerney) - Small energization projects: electrical service connections. 11
AB-956 (Quirk-Silva) - Accessory dwelling units and junior accessory dwelling units. 11
AB-2127 (Johnson) - Accessory dwelling units: private sewage disposal systems. 11
Building Standards **12**
SB-908 (Wiener) - Residential windows: retrofitting: California Energy Code compliance. 12
AB-179 (Committee on Budget) - Housing. 12
AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems. . 12
AB-1915 (Gabriel) - Accelerated restaurant equipment permitting approval: retail food safety. 12
AB-1926 (Pacheco) - Residential construction costs: regulation. 12
AB-2044 (Petrie-Norris) - Building standards: approval or adoption: cost of compliance estimate. 13
AB-2612 (Schultz) - Building standards: qualified plug-in photovoltaic systems. 13
AB-2748 (Quirk-Silva) - Building standards: affordable housing developments: electric vehicle charging. 13
California Environmental Quality Act - Statutory Exemptions and Expedited Approvals . **13**
SB-916 (Ashby) - Civil actions: housing development projects. 13
SB-954 (Blakespear) - California Environmental Quality Act: advanced manufacturing facilities: exemption. 14
SB-958 (Weber Pierson) - California Environmental Quality Act: environmental impacts: building height. 14
SB-1256 (Jones) - Subdivision Map Act: action or proceeding. 14
SB-1344 (Cabaldon) - Civil actions: housing development projects. 14
AB-1732 (Alvarez) - California Environmental Quality Act: exemption: affordable housing projects: public university or public college housing projects. 14
Common Interest Developments **15**
SB-908 (Wiener) - Residential windows: retrofitting: California Energy Code compliance. 15
SB-1007 (Menjivar) - Common interest developments: annual reports: assessments: discipline. 15
SB-1238 (Wahab) - Common interest developments: management. 15

SB-1267 (Allen) - Common interest developments: electric vehicle charging stations owned by members in common areas. 15
AB-1684 (Ward) - Common interest developments: cooling systems. 15
AB-1892 (Davies) - Common interest developments: associations. 16
AB-1903 (Wicks) - Construction defects. 16
AB-2035 (Dixon) - Common interest developments: declarations: amendments. 16
AB-2050 (Caloza) - Common interest developments: reserve accounts. 16
AB-2439 (Blanca Rubio) - Common Interest Developments: governing documents: assessments. 16
AB-2579 (Petrie-Norris) - Common interest developments: discipline. 17
AB-2692 (Irwin) - Common interest developments: reinstatement of terminated declarations: County of Los Angeles. 17
Homelessness 17
SB-866 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element. 17
SB-967 (Blakespear) - Planning and zoning: housing element: interim housing units: acutely low income households. 17
SCR-131 (Blakespear) - Housing: unsheltered homelessness. 17
AB-109 (Gabriel) - Budget Act of 2026. 17
AB-113 (Gabriel) - Budget Act of 2026. 18
AB-1556 (Haney) - Recovery residences: funding. 18
AB-1606 (Nguyen) - Personal Income Tax Law: Corporation Tax Law: credits: cleanup costs. 18
AB-1708 (Solache) - Homeless Housing, Assistance, and Prevention program: Round 8: smaller jurisdictions. 18
AB-1899 (Caloza) - Office of Youth Homelessness Prevention. 19
AB-1924 (Gabriel) - Statewide homelessness prevention strategy. 19
AB-2146 (Stefani) - Supportive housing: prospective tenants: barriers to access. 19
AB-2162 (Bryan) - Housing: county funding allocations: nonminor dependents and young adults. 19
Housing Budget Bills 19
SB-111 (Laird) - Budget Act of 2026. 19
SB-114 (Laird) - Budget Acts of 2022, 2023, 2024, and 2025. 19

SB-170 (Committee on Budget and Fiscal Review) - Governor's Reorganization Plan No. 1 of 2025: codification. 20
SB-193 (Committee on Budget and Fiscal Review) - Public resources: Greenhouse Gas Reduction Fund: programs. 20
AB-109 (Gabriel) - Budget Act of 2026. 20
AB-113 (Gabriel) - Budget Act of 2026. 21
AB-179 (Committee on Budget) - Housing. 21
Housing Elements 22
SB-866 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element. 22
SB-967 (Blakespear) - Planning and zoning: housing element: interim housing units: acutely low income households. 22
SB-979 (Strickland) - Planning and zoning: housing element: regional housing needs allocation: judicial review. 22
SB-1087 (Cabaldon) - Transportation planning: sustainable communities strategies: transportation funding programs. 22
SB-1182 (Allen) - General plan: safety element: very high fire hazard severity zones: insurance. 23
SB-1216 (Laird) - Budget Act of 2026. 23
SB-1426 (Committee on Housing) - Planning and zoning: annual report. 23
AB-1567 (Ta) - General plan: annual report: congregate and residential care for the elderly. 23
AB-1573 (Bryan) - Land use: housing elements: target population. 23
AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems. . 23
AB-2002 (Solache) - Local government assistance: Regional Early Action Planning Fund. ... 24
AB-2296 (Papan) - Planning and zoning: housing element: regional housing needs allocation. 24
AB-2351 (Bonta) - General plan: annual report: shelter beds. 24
Land Use - Permitting - and Zoning 24
SB-916 (Ashby) - Civil actions: housing development projects. 24
SB-954 (Blakespear) - California Environmental Quality Act: advanced manufacturing facilities: exemption. 24
SB-958 (Weber Pierson) - California Environmental Quality Act: environmental impacts: building height. 25
SB-963 (Laird) - California Coastal Act of 1976: coastal development permits: appeal: de novo review. 25

SB-1014 (Grayson) - Development projects: preliminary estimate of required improvements: onsite and offsite improvements. 25
SB-1116 (Caballero) - Planning and zoning: housing development projects: subdivisions. 25
SB-1169 (Grayson) - Subdivision Map Act: tentative maps: expiration dates. 25
SB-1196 (McNerney) - Small energization projects: electrical service connections. 25
SB-1216 (Laird) - Budget Act of 2026. 26
SB-1229 (Allen) - Coastal resources: coastal development permits: disaster exemption. 26
SB-1258 (Wiener) - Hazardous waste: site remediation: residential suitability guidelines. 26
SB-1344 (Cabaldon) - Civil actions: housing development projects. 26
SB-1361 (Durazo) - Transit-oriented housing developments: exceptions: housing development policy. 26
AB-1621 (Wilson) - Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act. 27
AB-1710 (Carrillo) - Housing developments: ordinances, policies, and standards. 27
AB-1740 (Zbur) - Coastal resources: local coastal program: coastal development permits: City of Santa Monica. 27
AB-1751 (Quirk-Silva) - Missing Middle Townhome Ownership Act. 27
AB-1815 (Wicks) - Factory-built housing: building standards and local requirements. 27
AB-1997 (Lee) - Land use: housing development approvals: timelines and processes. 27
AB-2005 (Ahrens) - Housing developments: urban lot split: owner-occupancy. 28
AB-2051 (Wicks) - Public resources: coastal resources: Coastal Resilience Permitting Working Group. 28
AB-2074 (Haney) - Regional transit hub districts: downtown housing developments. 28
AB-2118 (Hoover) - Affordable Housing and High Road Jobs Act of 2022: use by right: objective standards. 28
AB-2181 (Zbur) - Housing development: density bonuses: rent. 28
AB-2263 (Kalra) - Santa Clara Valley Transportation Authority: employee housing: transit-oriented joint development projects. 29
AB-2390 (Schiavo) - Streamlined housing approvals: objective standards: review and modifications. 29
AB-2415 (Hoover) - Transit-oriented housing developments: alternative plans. 29
AB-2433 (Alvarez) - Housing development: density bonus. 29
AB-2480 (Ávila Farías) - Housing development: density bonus: student housing developments. 29

AB-2576 (Harabedian) - Transit-oriented development: exclusions: historic sites. 29
AB-2601 (Lee) - Planning and zoning: housing development: streamlined approval and subdivisions. 30
AB-2676 (Lackey) - Housing Crisis Act of 2019. 30
Landlord - Tenant and Fair Housing 30
AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems. . 30
AB-1771 (Alvarez) - State Housing Law: apartment houses. 30
AB-2128 (Haney) - Housing authorities: term limits and work requirements. 30
Local Housing and Infrastructure Finance 31
SB-1003 (Grayson) - Prohousing enhanced infrastructure financing districts: Infrastructure Partnership Financing Program. 31
SB-1170 (Durazo) - Joint powers agreements: nonprofit housing developers. 31
AB-2110 (Johnson) - Workforce Housing Enhanced Infrastructure Financing Act. 31
AB-2263 (Kalra) - Santa Clara Valley Transportation Authority: employee housing: transit-oriented joint development projects. 31
AB-2308 (Haney) - Redevelopment: successor agency debt: City and County of San Francisco. 31
AB-2397 (Ta) - Local government: community facilities districts: financing. 31
Manufactured Housing -Mobilehomes- and Special Occupancy Parks 32
SB-996 (Padilla) - Manufactured housing: classification as real property. 32
SB-1092 (Allen) - Mobilehome parks: resident organizations: option to purchase. 32
SB-1093 (Allen) - Mobilehome parks: disaster assistance. 32
AB-1817 (Addis) - Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation. 32
AB-2012 (Hoover) - Vehicles: transportation of manufactured homes. 33
AB-2058 (Harabedian) - California Factory-Built Housing Law: inspection: permitting. 33
AB-2166 (Carrillo) - Multifamily housing development: offsite housing factories: backstop financing. 33
AB-2174 (Johnson) - Mobilehomes and manufactured housing: registration and titling documentation. 33
AB-2185 (Quirk-Silva) - Housing: multifamily affordable housing programs. 33
AB-2238 (Blanca Rubio) - Mobilehome Residency Law: civil action: physical improvements. 34
AB-2596 (Gipson) - Mobilehome parks: federally approved housing programs: compliance with state and local laws. 34

Miscellaneous **34**
SB-880 (Wahab) - Residential property: transfers: institutional investors. 34
SB-1072 (Committee on Housing) - Housing omnibus. 34
SB-1258 (Wiener) - Hazardous waste: site remediation: residential suitability guidelines. 34
AB-1738 (Carrillo) - State Housing Law: remote inspections. 35
AB-2264 (Lackey) - District agricultural associations: real property: affordable housing. 35
State Housing Programs and Finance **35**
SB-111 (Laird) - Budget Act of 2026. 35
SB-170 (Committee on Budget and Fiscal Review) - Governor's Reorganization Plan No. 1 of 2025: codification. 35
SB-193 (Committee on Budget and Fiscal Review) - Public resources: Greenhouse Gas Reduction Fund: programs. 35
SB-1091 (Caballero) - Community Anti-Displacement and Preservation Program. 36
SB-1388 (Durazo) - Affordable Housing Risk Reduction Program. 36
AB-109 (Gabriel) - Budget Act of 2026. 36
AB-113 (Gabriel) - Budget Act of 2026. 36
AB-179 (Committee on Budget) - Housing. 37
AB-1708 (Solache) - Homeless Housing, Assistance, and Prevention program: Round 8: smaller jurisdictions. 38
AB-1890 (Aguiar-Curry) - County of Napa: farmworker housing: funding. 38
AB-2002 (Solache) - Local government assistance: Regional Early Action Planning Fund. 38
AB-2020 (Gabriel) - Housing programs: financing. 38
AB-2074 (Haney) - Regional transit hub districts: downtown housing developments. 38
AB-2094 (Harabedian) - Social Housing Strategy and Implementation Program. 38
AB-2128 (Haney) - Housing authorities: term limits and work requirements. 39
AB-2162 (Bryan) - Housing: county funding allocations: nonminor dependents and young adults. 39
AB-2166 (Carrillo) - Multifamily housing development: offsite housing factories: backstop financing. 39
AB-2185 (Quirk-Silva) - Housing: multifamily affordable housing programs. 39
AB-2270 (Arambula) - Low-income housing tax credit: farmworker housing. 39
AB-2320 (Ta) - Multifamily Housing Program: Homekey: adaptive reuse. 39

AB-2552 (Ávila Farías) - California Environmental Quality Act: Transit-Oriented Development Implementation Fund: contributions. 40
AB-2581 (Soria) - Housing: affordable housing tenants: home ownership. 40
AB-2626 (Gabriel) - Housing programs: financing. 40
AB-2689 (Ávila Farías) - Low-income housing tax credits: lease nonrenewal: good cause. 40
Surplus Properties 40
AB-2139 (Garcia) - Surplus lands: exempt surplus land: City of Ontario. 40
AB-2525 (Ward) - Surplus lands: Mission Bay Park. 40
Wildfires and Housing 41
SB-904 (Seyarto) - California Emergency Services Act: disaster recovery: wildfires. 41
SB-1090 (Pérez) - Planning and zoning: housing development projects: urban lot splits: subdivisions: 2025 Eaton Wildfire: Altadena. 41
SB-1182 (Allen) - General plan: safety element: very high fire hazard severity zones: insurance. 41
SB-1229 (Allen) - Coastal resources: coastal development permits: disaster exemption. 41

Accessory Dwelling Units

SB-1117 (Cervantes) - Accessory dwelling units and junior accessory dwelling units.

Provides that impact fees charged for certain ADUs that exceed 750 square feet in size may only be charged on the total square footage that exceeds 750 square feet of interior livable space, instead of the entirety of the ADU.
Status: Chapter 809, Statutes of 2026

SB-1122 (Arreguín) - Planning and zoning: annual progress report: accessory dwelling unit ordinances.

Requires a city or county that has an ADU ordinance to submit a copy of the text as part of their APR.
Status: Senate-In Committee Process - Appropriations

SB-1196 (McNerney) - Small energization projects: electrical service connections.

Requires the California Public Utilities Commission (CPUC), by September 30, 2027, to establish timelines for electrical corporations to respond to, and for corporations to process requests to energize small energization projects, including certain ADUs.
Status: Chapter 684, Statutes of 2026

AB-956 (Quirk-Silva) - Accessory dwelling units and junior accessory dwelling units.

Requires a local agency to ministerially approve an application to develop up to two detached ADUs on a lot containing an existing or proposed single-family dwelling. Provides that a local agency that approves two detached ADUs is not required to approve a JADU on the same lot.
Status: Chapter 791, Statutes of 2026

AB-2127 (Johnson) - Accessory dwelling units: private sewage disposal systems.

Prohibits a local agency from prohibiting an ADU in an area solely because the lot is served by a private sewage disposal system, and limits circumstances under which a local health officer can withhold approval of an ADU based on the use of a private sewage disposal system.
Status: Senate-In Committee Process – Housing

Building Standards

SB-908 (Wiener) - Residential windows: retrofitting: California Energy Code compliance.

Prohibits local governments from imposing conditions on replacement windows, or windows in a new development in the City and County of San Francisco, as specified, and limits the installation and aesthetic restrictions that an HOA may impose on an owner of a separate interest's residential window replacement project.
Status: Chapter 787, Statutes of 2026

AB-179 (Committee on Budget) - Housing.

Contains, in this housing trailer bill, the necessary changes to implement provisions adopted as part of the Budget Act of 2026, including allowing California Department of Health Care Access and Information (HCAI) to make modifications to the building standards for clinics during the intervening period.
Status: Chapter 68, Statutes of 2026

AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems.

Requires sellers and landlords of property located in two specified U.S. Census Bureau tracts to disclose the presence of active, idle, orphaned, or abandoned oil or gas wells on or within 300 feet of the property, and requires landlords of multifamily dwelling units in those tracts to maintain methane gas monitoring or alarm systems where wells are within 300 feet of the property, as identified by the Geologic Energy Management Division's (CalGEM) Well Finder database.
Status: Assembly-In Committee Process - Appropriations

AB-1915 (Gabriel) - Accelerated restaurant equipment permitting approval: retail food safety.

Establishes an accelerated approval process for the installation of restaurant equipment, requires the CBSC to adopt specified building standards, and makes changes to the California Retail Food Code.
Status: Senate-In Committee Process - Appropriations

AB-1926 (Pacheco) - Residential construction costs: regulation.

Requires a new regulation, or the amendment or repeal of an existing regulation, that could increase construction costs for single-family and multifamily residential construction be submitted by, or approved in writing by, HCD before transmittal to the Secretary of State or the Office of Administrative Law.
Status: Assembly-In Committee Process - Appropriations

AB-2044 (Petrie-Norris) - Building standards: approval or adoption: cost of compliance estimate.

Requires the CBSC to deny a proposed building standard if it finds that the initial statement of reasons (ISOR) is submitted without a completed statement of estimated cost compliance, including the related assumptions used to determine the estimate.
Status: Chapter 136, Statutes of 2026

AB-2612 (Schultz) - Building standards: qualified plug-in photovoltaic systems.

Permits the CBSC to adopt, approve, codify, and publish building energy standards for building electrical circuit features to enable 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. This bill also directs the CBSC to commence this update with the first triennial edition of the California Building Standards Code (Title 24 of the California Code of Regulations), adopted after June 1, 2031.
Status: Senate-In Committee Process - Appropriations

AB-2748 (Quirk-Silva) - Building standards: affordable housing developments: electric vehicle charging.

Provides the option for a developer of a new or existing affordable housing development, for which a permit application is submitted between January 1, 2025, and December 31, 2028, to comply with the requirements specified in either the 2025 California Green Building Standards (CalGreen) or the 2024 supplement to the 2022 edition of CalGreen for the installation of low power Level 2 or higher electric vehicle charging receptacles, as specified.
Status: Senate-In Committee Process - Appropriations

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

SB-916 (Ashby) - Civil actions: housing development projects.

Provides a mechanism for a defendant in a civil action, including under CEQA, challenging a student housing project, as defined, to seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action by the plaintiff would result in preventing or delaying the project.
Status: Chapter 805, Statutes of 2026

SB-954 (Blakespear) - California Environmental Quality Act: advanced manufacturing facilities: exemption.

Excludes “habitat for protected species” from a number of CEQA exemptions introduced in SB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025), and adds further eligibility criteria to the CEQA exemption for “advanced manufacturing,” including that the exemption be restricted to final tier manufacturing, as defined.
Status: Senate-In Floor Process

SB-958 (Weber Pierson) - California Environmental Quality Act: environmental impacts: building height.

Provides that, for purposes of CEQA, building height is not a significant impact on the environment for specified non-industrial infill projects.
Status: Chapter 788, Statutes of 2026

SB-1256 (Jones) - Subdivision Map Act: action or proceeding.

Bars an action or proceeding under the Subdivision Map Act when a substantially similar claim or issue was raised in a prior CEQA action against the same defendant when that CEQA action has been fully adjudicated and the project that is the subject of the CEQA action has been approved by the lead agency for projects that meet specified criteria.
Status: Chapter 1024, Statutes of 2026

SB-1344 (Cabaldon) - Civil actions: housing development projects.

Provides a mechanism for a defendant in a civil action, including under CEQA, challenging a project that is a priority care development project, as defined, to seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action by the plaintiff would result in preventing or delaying the project, and raises the amount the undertaking can be to no more than $1,000,0000. Additionally, creates a special motion to strike a challenge to the approval or permitting of a priority care development project modeled after California’s anti-Strategic Lawsuit against Public Participation (anti-SLAPP) statute.
Status: Chapter 811, Statutes of 2026

AB-1732 (Alvarez) - California Environmental Quality Act: exemption: affordable housing projects: public university or public college housing projects.

Adds public university and college housing projects (*i.e.*, for students, faculty, and staff) to an existing CEQA exemption for affordable housing projects and extends the exemption′s sunset from 2033 to 2037.
Status: Chapter 792, Statutes of 2026

Common Interest Developments

SB-908 (Wiener) - Residential windows: retrofitting: California Energy Code compliance.

Prohibits local governments from imposing conditions on replacement windows, or windows in a new development in the City and County of San Francisco, as specified, and limits the installation and aesthetic restrictions that an HOA may impose on an owner of a separate interest's residential window replacement project.
Status: Chapter 787, Statutes of 2026

SB-1007 (Menjivar) - Common interest developments: annual reports: assessments: discipline.

Adds new information to the existing annual budget reporting requirements of an HOA; caps an HOA's allowable increase of regular assessments without a vote of the membership to 8% greater than the preceding fiscal year; and, establishes new disclosure obligations of an HOA prior to imposing a monetary penalty against a member of the HOA.
Status: Assembly-In Committee Process - Housing and Community Development

SB-1238 (Wahab) - Common interest developments: management.

Provides that a duty of care for any managing agent, including its employees, that facilitates activities under the Davis-Stirling Common Interest Development Act (the Act) is owed to the HOA and its members; requires disclosure of specified information related to exterior elevated elements (EEEs) to a prospective purchaser of a separate interest in the CID; and, makes other changes to the Act related to financial and capital planning documents.
Status: Senate-Vetoed

SB-1267 (Allen) - Common interest developments: electric vehicle charging stations owned by members in common areas.

Requires an entity installing an electric vehicle charging station in the designated common area of a CID to indemnify the HOA for loss or damages caused by the installation.
Status: Chapter 350, Statutes of 2026

AB-1684 (Ward) - Common interest developments: cooling systems.

Prohibits an HOA from prohibiting or restricting a member of the HOA from installing, upgrading, replacing, or using a cooling system, as defined, in the member's separate interest, with exceptions; and, makes void and unenforceable any provision of governing documents or architectural guidelines that restrict or prohibit the installation,

upgrade, replacement, or use of a cooling system that complies with applicable state and local building codes.
Status: Chapter 887, Statutes of 2026

AB-1892 (Davies) - Common interest developments: associations.

Makes numerous changes to the Davis-Stirling Common Interest Development Act regulating CIDs, including clarifying utility service restoration responsibilities, modifying election nomination notice timelines, and revising notice requirements for electronic secret ballots.
Status: Chapter 169, Statutes of 2026

AB-1903 (Wicks) - Construction defects.

Makes various changes to construction defect law, including: providing the builder an opportunity to obtain a release or waiver, upon agreement with the claimant, in exchange for repairs; providing a builder the ability to bring a motion to dismiss for failing to substantially comply to pre-litigation requirements; and, increasing the requirements for notices of claims, and more.
Status: Assembly-In Desk Process

AB-2035 (Dixon) - Common interest developments: declarations: amendments.

Allows a superior court to approve a change to the governing documents in an HOA, as specified, if the change is approved by 37% of the owners, rather than 50%.
Status: Chapter 916, Statutes of 2026

AB-2050 (Caloza) - Common interest developments: reserve accounts.

Requires, beginning January 1, 2032, an HOA to include in its three-year reserve study the minimum reserve contribution level to prevent the projected association reserve account balance from falling below zero over the following 30 years and to fund the reserve account on an annual basis in at least the minimum reserve contribution level included in the most recent three-year reserve study, as specified.
Status: Chapter 796, Statutes of 2026

AB-2439 (Blanca Rubio) - Common Interest Developments: governing documents: assessments.

Amends the Davis-Stirling Common Interest Development Act to prohibit an HOA from restricting a member's use of public roads; requires delivery of notice to members if the person or entity authorized to receive payments of assessment on behalf of the HOA changes, as specified; and, imposes civil liabilities on HOA boards for failing to follow statutory delinquent lien procedures.
Status: Assembly-Vetoed

AB-2579 (Petrie-Norris) - Common interest developments: discipline.

Requires the Department of Real Estate (DRE) to establish a list of violations that permit an HOA to fine a member more than $100 dollars.
Status: Assembly-In Floor Process

AB-2692 (Irwin) - Common interest developments: reinstatement of terminated declarations: County of Los Angeles.

Allows an HOA in Los Angeles County, until January 1, 2028, to reinstate an expired declaration via majority vote of all members, unless another threshold is specified in the governing documents.
Status: Chapter 124, Statutes of 2026

Homelessness

SB-866 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element.

Requires each local government to include in its APR, submitted to HCD, specified information regarding the special housing needs of families and people in need of emergency shelter.
Status: Assembly-In Committee Process - Appropriations

SB-967 (Blakespear) - Planning and zoning: housing element: interim housing units: acutely low income households.

Authorizes local governments to report noncongregate and relocatable low barrier navigation centers (LBNCs) in their APR, and to count approved LBNCs towards up to 50% of the local government's share of the regional housing need for acutely low-income households, provided specified conditions are met.
Status: Senate-In Committee Process - Appropriations

SCR-131 (Blakespear) - Housing: unsheltered homelessness.

Urges the Governor, relevant state agencies, and all local governments to adopt an urgent and coordinated approach to both end and prevent unsheltered homelessness statewide through the full activation of interim and permanent strategies, as well as interventions to prevent individuals and families from falling into unsheltered homelessness.
Status: Assembly-In Floor Process

AB-109 (Gabriel) - Budget Act of 2026.

Contains the Budget Act of 2026, which, among other things: (1) appropriates $900 million in one-time General Fund for Round 7 of HHAPP; (2) allocates $500 million in enhanced state LIHTC for affordable housing production; (3) appropriates $200 million

in one-time General Fund to the Multifamily Housing Program for affordable housing production; (4) appropriates $100 million (composed of $56 million in one-time General Fund and $44 million drawn from the National Mortgage Settlement Fund) for CalHFA to operate a Disaster Rebuilding Fund including, but not limited to, a loan loss reserve and interest rate buydown components to assist homeowners to access and afford private construction loans for rebuilding in the wake of a disaster; and, (5) appropriates $4.7 million in 2026-27 General Fund and $4.2 million General Fund ongoing after that for HCD to implement recently enacted state legislation, including advising Local Education Agencies about workforce housing development, translation of housing-related guidelines, low-impact camping ordinance review, Housing Accountability Unit enforcement of new laws, and collection of new APR data.
Status: Chapter 19, Statutes of 2026

AB-113 (Gabriel) - Budget Act of 2026.

Identifies specific spending that was budgeted in the June budget agreement but not appropriated at that time, including, but not limited to: (1) transfers administration of $200 million in Multifamily Housing Program funding from HCD to HDFC; and, (2) reduces the appropriation to Round 7 of HHAPP by $10 million, leaving the total Round 7 HHAPP appropriation at $890 million.
Status: Chapter 248, Statutes of 2026

AB-1556 (Haney) - Recovery residences: funding.

Codifies recovery housing eligibility for state homelessness funds provided the program complies with, among other specifications, the core components of “Housing First.”
Status: Chapter 779, Statutes of 2026

AB-1606 (Nguyen) - Personal Income Tax Law: Corporation Tax Law: credits: cleanup costs.

Allows a tax credit for “qualified cleanup expenses” directly related to a business’s one-time removal and disposal of unauthorized encampments and illegal dumping.
Status: Assembly-In Committee Process - Appropriations

AB-1708 (Solache) - Homeless Housing, Assistance, and Prevention program: Round 8: smaller jurisdictions.

Requires, beginning with funding allocations under Round 8 of HHAPP, a regionally coordinated homelessness action plan to include certain components necessary to allocate a portion of the funding to smaller jurisdictions.
Status: Assembly-In Committee Process - Appropriations

AB-1899 (Caloza) - Office of Youth Homelessness Prevention.

Establishes the Office of Youth Homelessness Prevention within the Cal-ICH to oversee the implementation of a comprehensive framework to reduce youth homelessness to functional zero and track and report progress toward related goals.
Status: Senate-In Committee Process - Appropriations

AB-1924 (Gabriel) - Statewide homelessness prevention strategy.

Requires Cal-ICH, by July 1, 2028, to develop and publicly issue a statewide homelessness prevention strategy as part of the council's publicly available Action Plan to Prevent and End Homelessness.
Status: Chapter 794, Statutes of 2026

AB-2146 (Stefani) - Supportive housing: prospective tenants: barriers to access.

Requires Cal-ICH to complete a comprehensive statewide study on Coordinated Entry Systems (CES), operated by CoCs, and its role in connecting individuals and families experiencing homelessness and affordable housing including supportive housing by July 1, 2028.
Status: Chapter 923, Statutes of 2026

AB-2162 (Bryan) - Housing: county funding allocations: nonminor dependents and young adults.

Expands the age that young adults, formerly in the foster care or probation systems, can qualify for housing navigation services from the Housing Navigation and Maintenance Program and makes other changes to the Transitional Housing Program.
Status: Chapter 582, Statutes of 2026

Housing Budget Bills

SB-111 (Laird) - Budget Act of 2026.

Makes technical and substantive changes to the Budget Act (Budget Bill Junior associated with the Budget Act of 2026), including but not limited to: (1) transfers 14 positions and $1.5 million from HCD to HDFC for administration of affordable housing funding programs; and, (2) transfers a total of 3 positions and $682,000 in General Fund from Cal-ICH to CHHA and HDFC.
Status: Chapter 21, Statutes of 2026

SB-114 (Laird) - Budget Acts of 2022, 2023, 2024, and 2025.

Budget Bill Junior associated with the Budget Acts of 2022, 2023, 2024 and 2025 (makes technical and substantive changes to the Budget Acts).
Status: Chapter 249, Statutes of 2026

SB-170 (Committee on Budget and Fiscal Review) - Governor's Reorganization Plan No. 1 of 2025: codification.

Contains various statutory changes related to the Governor's Reorganization Plan No. 1 of 2025 necessary to implement the Budget Act of 2026, including: (1) assigning and reorganizing the functions of state government among executive officers and agencies by eliminating BCSH as of July 1, 2026, and establishing the Business and Consumer Services Agency and CHHA, composed of specified departments that are currently within BCSH, effective July 1, 2026. This housing budget bill also appropriates $300,000 to HCD for the purpose of supplementing existing contracts pursuant to statutory requirements to translate specified guidelines.
Status: Chapter 28, Statutes of 2026

SB-193 (Committee on Budget and Fiscal Review) - Public resources: Greenhouse Gas Reduction Fund: programs.

Makes various technical and substantive changes related to the Greenhouse Gas Reduction Fund, by allocating the AHSC program funding between housing and transportation/agricultural conservation, providing flexibility for appropriations on wildfire prevention for the respective departments, and moving state operations costs to Tier 1, from Tier 3, with reporting requirements and Legislative review starting in Fiscal Year 2027-28.
Status: Chapter 259, Statutes of 2026

AB-109 (Gabriel) - Budget Act of 2026.

Contains the Budget Act of 2026, which, among other things: (1) appropriates $900 million in one-time General Fund for Round 7 of HHAPP; (2) allocates $500 million in enhanced state LIHTC for affordable housing production; (3) appropriates $200 million in one-time General Fund to the Multifamily Housing Program for affordable housing production; (4) appropriates $100 million (composed of $56 million in one-time General Fund and $44 million drawn from the National Mortgage Settlement Fund) for CalHFA to operate a Disaster Rebuilding Fund including, but not limited to, a loan loss reserve and interest rate buydown components to assist homeowners to access and afford private construction loans for rebuilding in the wake of a disaster; and, (5) appropriates $4.7 million in 2026-27 General Fund and $4.2 million General Fund ongoing after that for HCD to implement recently enacted state legislation, including advising Local Education Agencies about workforce housing development, translation of housing-related guidelines, low-impact camping ordinance review, Housing Accountability Unit enforcement of new laws, and collection of new APR data.
Status: Chapter 19, Statutes of 2026

AB-113 (Gabriel) - Budget Act of 2026.

Identifies specific spending that was budgeted in the June budget agreement but not appropriated at that time, including, but not limited to: (1) transfers administration of $200 million in Multifamily Housing Program funding from HCD to HDFC; (2) reduces the appropriation to Round 7 of HHAPP by $10 million, leaving the total Round 7 HHAPP appropriation at $890 million; and, (3) provides $17 million for regional housing finance authorities in San Diego, Bay Area, and Los Angeles.
Status: Chapter 248, Statutes of 2026

AB-179 (Committee on Budget) - Housing.

Contains, in this housing trailer bill, the necessary changes to implement provisions adopted as part of the Budget Act of 2026, including: (1) requires, beginning, January 1, 2027, and until January 1, 2037, CDLAC to allocate a minimum of 90% of the state's annual cap on tax-exempt private activity bonds to qualified residential rental projects, provides that the amount may be reduced to no less than 80% for a one-year period upon unanimous approval of CDLAC, and requires, beginning January 1, 2027, that CDLAC reserve at least half of the bonds allocated to qualified residential rental projects, for projects awarded funding by HFDC; (2) requires CDLAC and when applicable, CTCAC, to make a ministerial allocation of private activity bonds and low-income housing tax credits for a project awarded funding by HDFC, after transmission of the application from HDFC; (3) codifies the Governor's Reorganization Plan No.1 of 2025 related to HCFC; (4) makes changes to existing state affordable housing funding programs such as the Joe Serna, Jr. Farmworker Housing Grant Program and the Multifamily Housing Program, to facilitate streamlined processing of housing awards consistent with the intent of the Governor's Reorganization Plan No. 1 of 2025 and the Affordable Housing Finance Workgroup; (5) divides the administration of the AHSC Program between the Strategic Growth Council (SGC) and the HDFC beginning with new funding rounds initiated on or after July 1, 2026, and directs HDFC to administer the portion of the AHSC Housing Allocation with a focus on infill housing projects; (6) requires a state entity within the CHHA, including HDFC, HCD, and CalHFA, to consider quantifiable in-kind local contributions, as specified, when awarding competitive multifamily affordable housing funding for new construction projects, to the extent feasible, and requires the awarding agency to reduce the total award amount for the project, as specified, if a local government is a lead applicant for a project in an affordable multifamily rental or ownership housing development and has not committed to waiving any development impact fee, as defined, that it would otherwise impose on the project; (7) establishes the Disaster Rebuilding Assistance Program to be administered by CalHFA to support construction, reconstruction, and renovation loans for properties damaged or destroyed in a qualified disaster; (8) provides implementation authority for Round 7 of the HHAPP be administered as additional disbursements of Round 6, as specified; (9) clarifies that when development includes both a licensed

residential care facility for the elderly and units that are not age restricted, as specified, then specified laws prohibiting separate entryways and amenities apply only to nonage-restricted housing units and do not apply to age-restricted units; and, (10) allows California Department of Health Care Access and Information (HCAI) to make modifications to the building standards for clinics during the intervening period.
Status: Chapter 68, Statutes of 2026

Housing Elements

SB-866 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element.

Requires each local government to include in its APR submitted to HCD specified information regarding the special housing needs of families and people in need of emergency shelter.
Status: Assembly-In Committee Process - Appropriations

SB-967 (Blakespear) - Planning and zoning: housing element: interim housing units: acutely low income households.

Authorizes local governments to report noncongregate and relocatable low-barrier navigation centers (LBNCs) in their APR, and to count approved LBNCs towards up to 50% of the local government's share of the regional housing need for acutely low-income households, provided specified conditions are met.
Status: Senate-In Committee Process - Appropriations

SB-979 (Strickland) - Planning and zoning: housing element: regional housing needs allocation: judicial review.

Makes the final RHNA plan prepared by a COG or a delegate subregion subject to judicial review.
Status: Senate-In Committee Process - Housing

SB-1087 (Cabaldon) - Transportation planning: sustainable communities strategies: transportation funding programs.

Changes existing Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) guidelines and requirements, including processes for setting greenhouse gas emissions (GHG) reduction targets, timelines, and evaluation of GHG reduction strategy. Extends GHG reduction targets to 2045 and makes changes to certain transportation funding programs to support implementation of the strategies.
Status: Chapter 1005, Statutes of 2026

SB-1182 (Allen) - General plan: safety element: very high fire hazard severity zones: insurance.

Requires cities and counties, when updating the safety element of the general plan on or after January 1, 2028, to include the availability of insurance for existing and planned uses within very high fire hazard severity zones and in state responsibility areas (SRAs), as specified. This bill also requires LCI to update a specified guidance document to identify sources of information that a city or county may use to satisfy these requirements.

Status: Senate-In Committee Process - Appropriations

SB-1216 (Laird) - Budget Act of 2026.

As introduced, this bill created a formula for determining jurisdictions that are housing leadership jurisdictions (HLJs) and allows HLJs to opt-out of or modify their compliance obligations with specified state housing laws. This bill was gut-and-amended to deal with the Budget Act of 2026.

Status: Senate-In Committee Process - Budget and Fiscal Review

SB-1426 (Committee on Housing) - Planning and zoning: annual report.

Makes nonsubstantive changes to reorganize various provisions related to APRs that local governments are required to submit to HCD and LCI.

Status: Chapter 56, Statutes of 2026

AB-1567 (Ta) - General plan: annual report: congregate and residential care for the elderly.

Authorizes, for the 7th and each subsequent revision of the housing element, the planning agency for each county and city to include in its APR the number of units approved for congregate housing for the elderly or residential care facilities for the elderly, for up to 15% of a jurisdiction's RHNA for any income category.

Status: Assembly-Vetoed

AB-1573 (Bryan) - Land use: housing elements: target population.

Adds "victims of domestic violence" and "victims of human trafficking" to the definition of "target population" in Housing Element Law.

Status: Chapter 524, Statutes of 2026

AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems.

Requires sellers and landlords of property located in two specified U.S. Census Bureau tracts to disclose the presence of active, idle, orphaned, or abandoned oil or gas wells on or within 300 feet of the property, and requires landlords of multifamily dwelling units in those tracts to maintain methane gas monitoring or alarm systems where wells are

within 300 feet of the property, as identified by the Geologic Energy Management Division's (CalGEM) Well Finder database.
Status: Assembly-In Committee Process - Appropriations

AB-2002 (Solache) - Local government assistance: Regional Early Action Planning Fund.

Establishes the REAP Fund in the State Treasury and requires HCD, upon appropriation by the Legislature, to allocate funds from the REAP Fund to COGs or regional entities for specified planning activities related to the 7th and subsequent RHNA cycles.
Status: Senate-In Committee Process - Appropriations

AB-2296 (Papan) - Planning and zoning: housing element: regional housing needs allocation.

Extends a number of timelines in the RHND and RHNA processes and makes minor revisions to Housing Element Law.
Status: Chapter 798, Statutes of 2026

AB-2351 (Bonta) - General plan: annual report: shelter beds.

Requires a local planning agency to report the number of emergency shelter beds and permanent housing units in the jurisdiction in its APR, beginning with the APR due April 1, 2028.
Status: Assembly-In Committee Process - Appropriations

Land Use - Permitting - and Zoning

SB-916 (Ashby) - Civil actions: housing development projects.

Provides a mechanism for a defendant in a civil action, including under CEQA, challenging a student housing project, as defined, to seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action by the plaintiff would result in preventing or delaying the project.
Status: Chapter 805, Statutes of 2026

SB-954 (Blakespear) - California Environmental Quality Act: advanced manufacturing facilities: exemption.

Excludes "habitat for protected species" from a number of CEQA exemptions introduced in SB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025), and adds further eligibility criteria to the CEQA exemption for "advanced manufacturing," including that the exemption be restricted to final tier manufacturing, as defined.
Status: Senate-In Floor Process

SB-958 (Weber Pierson) - California Environmental Quality Act: environmental impacts: building height.

Provides that, for purposes of CEQA, building height is not a significant impact on the environment for specified non-industrial infill projects.
Status: Chapter 788, Statutes of 2026

SB-963 (Laird) - California Coastal Act of 1976: coastal development permits: appeal: de novo review.

Sets certain time limits for the California Coastal Commission (Commission) to identify and review necessary data, newly determined ("de novo") reviews, and hold a public hearing when a coastal development permit issued by a local jurisdiction is appealed to the Commission and the Commission determines a substantial issue exists.
Status: Chapter 103, Statutes of 2026

SB-1014 (Grayson) - Development projects: preliminary estimate of required improvements: onsite and offsite improvements.

Allows development proponents to request and receive additional information for offsite and onsite improvements at the preliminary application phase, and when processing post-entitlement permits.
Status: Chapter 806, Statutes of 2026

SB-1116 (Caballero) - Planning and zoning: housing development projects: subdivisions.

Makes a series of changes regarding the scope of zoning and subdivision provisions of the Starter Home Revitalization Act (SHRA), established by SB 684 (Caballero, Chapter 783, Statutes of 2023) and later revised by SB 1123 (Caballero, Chapter 294, Statutes of 2024), and voids specified types of covenants that would prohibit SHRA projects.
Status: Chapter 808, Statutes of 2026

SB-1169 (Grayson) - Subdivision Map Act: tentative maps: expiration dates.

Extends the life of tentative maps under the Subdivision Map Act.
Status: Chapter 423, Statutes of 2026

SB-1196 (McNerney) - Small energization projects: electrical service connections.

Requires the California Public Utilities Commission (CPUC), by September 30, 2027, to establish timelines for electrical corporations to respond to, and for corporations to process requests to energize small energization projects, including certain ADUs.
Status: Chapter 684, Statutes of 2026

SB-1216 (Laird) - Budget Act of 2026.

As introduced, this bill created a formula for determining jurisdictions that are housing leadership jurisdictions (HLJs), and allows HLJs to opt-out of, or modify their compliance obligations with specified state housing laws. This bill was gut-and-amended to deal with the Budget Act of 2026.
Status: Senate-In Committee Process - Budget and Fiscal Review

SB-1229 (Allen) - Coastal resources: coastal development permits: disaster exemption.

Establishes limitations on the existing Coastal Act exemption for rebuilding after a disaster.
Status: Assembly-In Floor Process

SB-1258 (Wiener) - Hazardous waste: site remediation: residential suitability guidelines.

Requires the State Water Board, working jointly with the Department of Toxic Substances Control (DTSC) and in consultation with the LCI, to develop guidelines for developers and for relevant agencies overseeing development. It would also specify that sites with contamination above those thresholds shall be deemed not suitable for residential use.
Status: Senate-In Committee Process - Appropriations

SB-1344 (Cabaldon) - Civil actions: housing development projects.

Provides a mechanism for a defendant in a civil action, including under CEQA, challenging a project that is a priority care development project, as defined, to seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action by the plaintiff would result in preventing or delaying the project, and raises the amount the undertaking can be to no more than $1,000,0000. This bill also creates a special motion to strike a challenge to the approval or permitting of a priority care development project modeled after California's anti-Strategic Lawsuit against Public Participation (anti-SLAPP) statute.
Status: Chapter 811, Statutes of 2026

SB-1361 (Durazo) - Transit-oriented housing developments: exceptions: housing development policy.

Prohibits a local government with an existing or planned transit-oriented development stop from taking actions to interfere with a transit project's approval to avoid the application of SB 79 (Wiener, Chapter 512, Statutes of 2025) development standards.
Status: Chapter 1027, Statutes of 2026

AB-1621 (Wilson) - Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.

Makes a number of changes to law governing the approval and issuance of postentitlement phase permits by state and local agencies for housing development projects.
Status: Chapter 780, Statutes of 2026

AB-1710 (Carrillo) - Housing developments: ordinances, policies, and standards.

Extends the “reasonable person” standard, as specified, to public agency determinations of whether a housing development project or emergency shelter is consistent, compliant, and in conformity with applicable plans, policies, and ordinances for purposes of the Permit Streamlining Act (PSA).
Status: Senate-In Committee Process - Appropriations

AB-1740 (Zbur) - Coastal resources: local coastal program: coastal development permits: City of Santa Monica.

Requires the City of Santa Monica to submit a complete proposed local coastal program (LCP) to the California Coastal Commission (Commission) by January 1, 2029, and requires the Commission to act on the proposal within six months, as provided. Further requires accelerated permitting for the conversion of certain roadways to active transportation uses, among other things.
Status: Chapter 892, Statutes of 2026

AB-1751 (Quirk-Silva) - Missing Middle Townhome Ownership Act.

Establishes the Missing Middle Townhome Ownership Act, which creates a streamlined, ministerial approval process for townhome developments on residentially zoned lots.
Status: Chapter 781, Statutes of 2026

AB-1815 (Wicks) - Factory-built housing: building standards and local requirements.

Prohibits a city, county, or district from imposing or enforcing local building standards applicable to a FBH structure, as defined, that exceeds or differs from the applicable mandatory standards contained in the California Building Standards Code.
Status: Chapter 782, Statutes of 2026.

AB-1997 (Lee) - Land use: housing development approvals: timelines and processes.

Expedites the timeline for approval or disapproval of certain affordable housing development projects.
Status: Assembly-Vetoed

AB-2005 (Ahrens) - Housing developments: urban lot split: owner-occupancy.

Revises owner-occupancy requirements for an urban lot split under SB 9 (Atkins, Chapter 162, Statutes of 2021) until January 1, 2032.
Status: Senate-In Floor Process

AB-2051 (Wicks) - Public resources: coastal resources: Coastal Resilience Permitting Working Group.

Authorizes, for good cause, the California Coastal Commission to retroactively extend, for a period not to exceed five years, any time limitation established for a local government to act on the Commission's suggested modifications to a land use plan amendment that would authorize approval of a 100% affordable housing development. Further requires the Secretary of the California Natural Resources Agency to convene a Coastal Resilience Permitting Working Group for the purpose of developing a Coastal Resilience Permitting Roadmap to accelerate coastal resilience projects.
Status: Chapter 575, Statutes of 2026

AB-2074 (Haney) - Regional transit hub districts: downtown housing developments.

Requires major transit cities to designate high-density downtown transit hub districts where qualifying housing developments are allowed by right, subject to specified labor and affordability standards, and requires CalHFA to conduct a housing construction loan and financing study by March 1, 2028, as specified.
Status: Chapter 797, Statutes of 2026

AB-2118 (Hoover) - Affordable Housing and High Road Jobs Act of 2022: use by right: objective standards.

Makes minor changes to the Affordable Housing and High Road Jobs Act of 2022 established by AB 2011 (Wicks, Chapter 647, Statutes of 2022).
Status: Chapter 579, Statutes of 2026

AB-2181 (Zbur) - Housing development: density bonuses: rent.

Provides that, notwithstanding the requirements of DBL, land improved with an operating hotel or motel shall not be valued, for purposes of establishing, adjusting, or resetting ground rent under an existing lease, based on density bonuses, concessions or incentives, or waivers pursuant to DBL, unless those density increases are entitled and vested as of the valuation date, including the issuance of all required discretionary land use approvals and permits. This bill further clarifies that it shall not be construed to alter the requirements for obtaining a density bonus pursuant to DBL.
Status: Chapter 924, Statutes of 2026

AB-2263 (Kalra) - Santa Clara Valley Transportation Authority: employee housing: transit-oriented joint development projects.

Authorizes the Santa Clara Valley Transportation Authority (VTA) to construct employee housing projects in addition to their existing authority for transit-oriented joint development (TOD) projects.
Status: Chapter 930, Statutes of 2026

AB-2390 (Schiavo) - Streamlined housing approvals: objective standards: review and modifications.

Makes technical and clarifying changes to the streamlined, ministerial review process established by SB 423 (Wiener, Chapter 778, Statutes of 2023), related to project modifications and approval tolling timelines.
Status: Chapter 799, Statutes of 2026

AB-2415 (Hoover) - Transit-oriented housing developments: alternative plans.

Revises SB 79 (Wiener, Chapter 512, Statutes of 2025) to add additional historic preservation protections for cities that meet certain characteristics.
Status: Assembly-In Floor Process

AB-2433 (Alvarez) - Housing development: density bonus.

Makes various changes to Density Bonus Law (DBL), including granting two additional concessions and incentives to projects that include for-sale units.
Status: Chapter 800, Statutes of 2026

AB-2480 (Ávila Farías) - Housing development: density bonus: student housing developments.

Requires a local government to provide an additional density bonus for student housing developments that meet a minimum affordability threshold and provide additional units for moderate-income students.
Status: Chapter 801, Statutes of 2026

AB-2576 (Harabedian) - Transit-oriented development: exclusions: historic sites.

Expands the historic sites exclusion in SB 79 (Wiener, Chapter 512, Statutes 2025), prior to one year following the adoption of the seventh housing element, to include contributing sites within a historic district and parcels individually listed as a historical resource in the State Historic Resources Inventory designated before January 1, 2025.
Status: Chapter 214, Statutes of 2026

AB-2601 (Lee) - Planning and zoning: housing development: streamlined approval and subdivisions.

Makes several changes to the permitting and subdivision processes for small-scale and missing middle housing developments.
Status: Chapter 955, Statutes of 2026

AB-2676 (Lackey) - Housing Crisis Act of 2019.

Amends the Housing Crisis Act of 2019 (HCA) to expand prohibitions on local actions that constrain housing development in affected cities and counties, including limiting the use of voter initiatives and referenda to impose moratoria or similar restrictions and extending those protections to areas within an affected city's sphere of influence.
Status: Senate-In Committee Process - Housing

Landlord - Tenant and Fair Housing

AB-1725 (Caloza) - Residential buildings: oil well disclosures: methane mitigation systems.

Requires sellers and landlords of property located in two specified U.S. Census Bureau tracts to disclose the presence of active, idle, orphaned, or abandoned oil or gas wells on or within 300 feet of the property, and requires landlords of multifamily dwelling units in those tracts to maintain methane gas monitoring or alarm systems where wells are within 300 feet of the property, as identified by the Geologic Energy Management Division’s (CalGEM) Well Finder database.
Status: Assembly-In Committee Process - Appropriations

AB-1771 (Alvarez) - State Housing Law: apartment houses.

Requires HCD to analyze the efficacy of the requirement in Title 25 of the California Code of Regulations that apartment buildings with 16 units or more have a manager or responsible person reside on site, and requires HCD to provide recommendations to the Legislature on whether to maintain, modify, or repeal the regulation by January 1, 2029.
Status: Assembly-In Committee Process - Appropriations

AB-2128 (Haney) - Housing authorities: term limits and work requirements.

Prohibits “covered housing providers” from establishing or implementing any rules, policies, or procedures that impose term limits or “work requirements” as a condition of initial or continued eligibility for any “covered housing” unless required by federal law.
Status: Chapter 922, Statutes of 2026

Local Housing and Infrastructure Finance

SB-1003 (Grayson) - Prohousing enhanced infrastructure financing districts: Infrastructure Partnership Financing Program.

Creates a subset of enhanced infrastructure financing districts (EIFDs) called Prohousing Enhanced Infrastructure Financing Districts (PEIFDs).
Status: Assembly-In Floor Process

SB-1170 (Durazo) - Joint powers agreements: nonprofit housing developers.

Authorizes nonprofit housing developers to enter into joint powers agreements with public agencies for purposes of insurance risk pooling.
Status: Chapter 810, Statutes of 2026

AB-2110 (Johnson) - Workforce Housing Enhanced Infrastructure Financing Act.

Authorizes cities and counties to create Workforce Housing Enhanced Infrastructure Financing Districts (WHEIFDs).
Status: Chapter 381, Statutes of 2026

AB-2263 (Kalra) - Santa Clara Valley Transportation Authority: employee housing: transit-oriented joint development projects.

Authorizes the Santa Clara Valley Transportation Authority (VTA) to construct employee housing projects in addition to their existing authority for transit-oriented joint development projects.
Status: Chapter 930, Statutes of 2026

AB-2308 (Haney) - Redevelopment: successor agency debt: City and County of San Francisco.

Allows the successor agency to the former San Francisco redevelopment agency (RDA) to extend its authority to issue bonds to finance infrastructure required by the Transbay Implementation Agreement by specifying that arrangements to extend the time period for pledges of gross sales proceeds and tax increment entered into with the Transbay Joint Powers Authority and San Francisco are included within its existing authority to issue bonds for these purposes.
Status: Chapter 932, Statutes of 2026

AB-2397 (Ta) - Local government: community facilities districts: financing.

This bill creates a subset of community facilities districts (CFDs) called critical housing infrastructure districts (CHIDs) and prohibits a local agency from taking specified actions with respect to a CHID.
Status: Chapter 938, Statutes of 2026

Manufactured Housing -Mobilehomes- and Special Occupancy Parks

SB-996 (Padilla) - Manufactured housing: classification as real property.

Updates the definition of “manufactured home” to conform with federal statutes; requires HCD to promulgate regulations to achieve parity for manufactured homes not built on a permanent chassis; and, requires HCD to consult with key experts and report to the Legislature on the statutory and regulatory changes necessary to regulate, finance, title, tax, and protect homeowners in divided-tenure and leasehold homeownership arrangements.

Status: Chapter 995, Statutes of 2026

SB-1092 (Allen) - Mobilehome parks: resident organizations: option to purchase.

Requires a mobilehome park manager to provide notice to residents and other specified entities of management’s intent to sell, lease, or transfer a mobilehome park and establishes a right-to-purchase framework for a resident organization associated mobilehome park, as specified.

Status: Assembly-In Committee Process - Judiciary

SB-1093 (Allen) - Mobilehome parks: disaster assistance.

Requires the manager of a mobilehome park that was damaged by a disaster to provide regular updates to residents of the park with specified information; prohibits a mobilehome park manager from denying residents access to the park after evacuation orders have been lifted or downgraded, as specified; requires a mobilehome park manager to conduct specified evaluations and investigations when pursuing cessation, closure, or change of use of the park due to a disaster; and, permits a resident organization or any displaced resident of a mobilehome park damaged or destroyed by a disaster to bring a civil action for a park’s failure to comply with the bill’s requirements, as specified.

Status: Chapter 775, Statutes of 2026

AB-1817 (Addis) - Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation.

Requires that the written notice that a mobilehome park manager must serve a homeowner for a termination of tenancy for failing to comply with a reasonable rule or regulation of the park include the following: the language of each rule or regulation for which the homeowner is alleged to be in violation, specific facts relating to the alleged violation, and any action required to adhere to the rule or regulation. The notice must also be served upon the homeowner, as specified.

Status: Chapter 793, Statutes of 2026

AB-2012 (Hoover) - Vehicles: transportation of manufactured homes.

Makes various changes to requirements for the transport of manufactured homes, as specified. Requires HCD to convene a stakeholder working group and submit a report to the Legislature pertaining to improving efficiencies in the transport of various types of housing structures, as specified.
Status: Assembly-Vetoed

AB-2058 (Harabedian) - California Factory-Built Housing Law: inspection: permitting.

Eliminates the requirement that local enforcement agencies must inspect the installation of FBH and instead requires a first user to choose to have either the local enforcement agency or a quality assurance agency, as specified, inspect the installation of the FBH. This bill also establishes a cap on fees by local enforcement agencies related to the installation of FBH and permitting of FBH structures, as defined.
Status: Chapter 783, Statutes of 2026

AB-2166 (Carrillo) - Multifamily housing development: offsite housing factories: backstop financing.

Establishes the Multifamily Backstop Financing Program at the California Infrastructure and Economic Development Bank (IBank) with the stated purpose of supporting multifamily projects through the provision of state-backed credit backstops that would enable surety companies to issue payment and performance bonds to offsite housing factories in the state, as specified.
Status: Assembly-Vetoed

AB-2174 (Johnson) - Mobilehomes and manufactured housing: registration and titling documentation.

Requires HCD, on and after January 1, 2028, to accept a verified signature executed electronically on a document submitted to release or satisfy a security interest held by a legal owner of a mobile or manufactured home.
Status: Chapter 386, Statutes of 2026

AB-2185 (Quirk-Silva) - Housing: multifamily affordable housing programs.

Requires various state departments to evaluate state-funded multi-family affordable housing programs to remove any barriers and create opportunities to fund FBH.
Status: Chapter 784, Statutes of 2026

AB-2238 (Blanca Rubio) - Mobilehome Residency Law: civil action: physical improvements.

Subjects an attorney who files a “failure to maintain” lawsuit that is meritless, as described, under the Mobilehome Residency Law (MRL) to liability for the park owner's attorney's fees and costs and other possible sanctions.
Status: Senate-In Committee Process - Judiciary

AB-2596 (Gipson) - Mobilehome parks: federally approved housing programs: compliance with state and local laws.

Requires an owner, operator, or management of a mobilehome park, in the event they fail to comply with federal law or other federal regulations imposed in connection with a federally approved housing program, to ensure ongoing compliance with the Mobilehome Residency Law (MRL), the Unruh Civil Rights Act, and other applicable state and local laws, including those regulating operation as a senior mobilehome park.
Status: Chapter 953, Statutes of 2026

Miscellaneous

SB-880 (Wahab) - Residential property: transfers: institutional investors.

Expands homeownership opportunities for prospective owner-occupants and existing tenants by providing them priority home-purchasing opportunities when institutional investors sell their properties.
Status: Assembly-Failed Passage in Committee - Judiciary

SB-1072 (Committee on Housing) - Housing omnibus.

Makes technical, non-controversial changes to sections of state law regarding housing.
Status: Chapter 322, Statutes of 2026

SB-1258 (Wiener) - Hazardous waste: site remediation: residential suitability guidelines.

Requires the State Water Board, working jointly with the Department of Toxic Substances Control (DTSC) and in consultation with the LCI, to develop guidelines for developers and for agencies overseeing development-specific site remediations and making determinations of site suitability, as provided, as well as thresholds of significance for contaminants from different sources and for different future uses. It would also specify that sites with contamination above those thresholds shall be deemed unsuitable for residential use.
Status: Senate-In Committee Process - Appropriations

AB-1738 (Carrillo) - State Housing Law: remote inspections.

Requires certain cities, counties, or cities and counties to offer remote virtual building inspections for certain residential projects in single- or two-family dwelling units.
Status: Chapter 271, Statutes of 2026

AB-2264 (Lackey) - District agricultural associations: real property: affordable housing.

Adds the construction and maintenance of affordable housing to the activities district agricultural associations (DAA) are allowed to engage in on DAA-owned property.
Status: Assembly-In Committee Process - Appropriations

State Housing Programs and Finance

SB-111 (Laird) - Budget Act of 2026.

Makes technical and substantive changes to the Budget Act, including but not limited to: (1) transfers 14 positions and $1.5 million from HCD to HDFC for administration of affordable housing funding programs; and, (2) transfers a total of 3 positions and $682,000 in General Fund from Cal-ICH to CHHA and HDFC.
Status: Chapter 21, Statutes of 2026

SB-170 (Committee on Budget and Fiscal Review) - Governor's Reorganization Plan No. 1 of 2025: codification.

Contains various statutory changes related to the Governor's Reorganization Plan No. 1 of 2025 necessary to implement the Budget Act of 2026, including: (1) assigning and reorganizing the functions of state government among executive officers and agencies by eliminating BCSH as of July 1, 2026, and establishing the Business and Consumer Services Agency and CHHA, composed of specified departments that are currently within BCSH, effective July 1, 2026. This housing budget bill also allocates $300,000 to HCD for the purpose of supplementing existing contracts pursuant to statutory requirements to translate specified guidelines.
Status: Chapter 28, Statutes of 2026

SB-193 (Committee on Budget and Fiscal Review) - Public resources: Greenhouse Gas Reduction Fund: programs.

Makes various technical and substantive changes related to the Greenhouse Gas Reduction Fund, by allocating the Affordable Housing and Sustainable Communities program funding between housing and transportation/agricultural conservation, providing flexibility for appropriations on wildfire prevention for the respective departments, and moving state operations costs to Tier 1, from Tier 3, with reporting requirements and Legislative review starting in Fiscal Year 2027-28.
Status: Chapter 259, Statutes of 2026

SB-1091 (Caballero) - Community Anti-Displacement and Preservation Program.

Creates a new HCD program, the Community Anti-Displacement and Preservation Program (CAPP), to fund the acquisition and rehabilitation of unrestricted housing units and attach long-term affordability restrictions.
Status: Chapter 807, Statutes of 2026

SB-1388 (Durazo) - Affordable Housing Risk Reduction Program.

Establishes the Affordable Housing Risk Reduction Program (AHRRP) at HCD to provide technical assistance and resources to affordable housing providers to help mitigate risk in their portfolio and secure more affordable insurance options.
Status: Chapter 1034, Statutes of 2026

AB-109 (Gabriel) - Budget Act of 2026.

Contains the Budget Act of 2026, which, among other things: (1) appropriates $900 million in one-time General Fund for Round 7 of HHAPP; (2) allocates $500 million in enhanced state LIHTC for affordable housing production; (3) appropriates $200 million in one-time General Fund to the Multifamily Housing Program for affordable housing production; (4) appropriates $100 million (composed of $56 million in one-time General Fund and $44 million drawn from the National Mortgage Settlement Fund) for CalHFA to operate a Disaster Rebuilding Fund including, but not limited to, a loan loss reserve and interest rate buydown components to assist homeowners to access and afford private construction loans for rebuilding in the wake of a disaster; and, (5) appropriates $4.7 million in 2026-27 General Fund and $4.2 million General Fund ongoing after that for HCD to implement recently enacted state legislation, including advising Local Education Agencies about workforce housing development, translation of housing-related guidelines, low-impact camping ordinance review, Housing Accountability Unit enforcement of new laws, and collection of new APR data.
Status: Chapter 19, Statutes of 2026

AB-113 (Gabriel) - Budget Act of 2026.

Identifies specific spending that was budgeted in the June budget agreement but not appropriated at that time, including, but not limited to: (1) transfers administration of $200 million in Multifamily Housing Program funding from HCD to HDFC; (2) reduces the appropriation to Round 7 of HHAPP by $10 million, leaving the total Round 7 HHAPP appropriation at $890 million; and, (3) provides $17 million for regional housing finance authorities in San Diego, Bay Area and Los Angeles.
Status: Chapter 248, Statutes of 2026

AB-179 (Committee on Budget) - Housing.

Contains, in this housing trailer bill, the necessary changes to implement provisions adopted as part of the Budget Act of 2026, including: (1) requiring, beginning, January 1, 2027, and until January 1, 2037, CDLAC to allocate a minimum of 90% of the state's annual cap on tax-exempt private activity bonds to qualified residential rental projects, as specified, and requiring, beginning January 1, 2027, CDLAC to reserve at least half of the bonds allocated to qualified residential rental projects for projects awarded funding by HFDC; (2) requiring CDLAC and when applicable, CTCAC, to make a ministerial allocation of private activity bonds and LIHTCs for a project awarded funding by HDFC, after transmission of the application from HDFC; (3) codifying the Governor's Reorganization Plan No.1 of 2025 related to HCFC; (4) making changes to existing state affordable housing funding programs such as the Joe Serna, Jr. Farmworker Housing Grant Program and the Multifamily Housing Program, to facilitate streamlined processing of housing awards consistent with the intent of the Governor's Reorganization Plan No. 1 of 2025 and the Affordable Housing Finance Workgroup; (5) dividing the administration of the AHSC Program between the Strategic Growth Council (SGC) and HDFC beginning with new funding rounds initiated on or after July 1, 2026, and directing HDFC to administer the portion of the AHSC Housing Allocation with a focus on infill housing projects; (6) requiring a state entity within the CHHA, including HDFC, HCD, and CalHFA, to consider quantifiable in-kind local contributions, as specified, when awarding competitive multifamily affordable housing funding for new construction projects, to the extent feasible, and requiring the awarding agency to reduce the total award amount for the project, as specified, if a local government is a lead applicant for a project in an affordable multifamily rental or ownership housing development and has not committed to waiving any development impact fee, as defined, that it would otherwise impose on the project; (7) establishing the Disaster Rebuilding Assistance Program, administered by CalHFA, to support construction, reconstruction, and renovation loans for properties damaged or destroyed in a qualified disaster; (8) providing $900 million in the 2026-27 fiscal year for the implementation of Round 7 of HHAPP; (9) clarifies that when development includes both a licensed residential care facility for the elderly licensed and units that are not age restricted, as specified, then specified laws prohibiting separate entryways and amenities apply only to nonage-restricted housing units and do not apply to age-restricted units; and, (10) allows California Department of Health Care Access and Information (HCAI) to make modifications to the building standards for clinics during the intervening period.
Status: Chapter 68, Statutes of 2026

AB-1708 (Solache) - Homeless Housing, Assistance, and Prevention program: Round 8: smaller jurisdictions.

Requires, beginning with funding allocations under Round 8 of HHAPP, a regionally coordinated homelessness action plan to include certain components necessary to allocate a portion of the funding to smaller jurisdictions.
Status: Assembly-In Committee Process - Appropriations

AB-1890 (Aguiar-Curry) - County of Napa: farmworker housing: funding.

Increases the amount of funding HCD awards to the Napa County Housing Authority's farmworker centers from $250,000 to $500,000, annually.
Status: Chapter 905, Statutes of 2026

AB-2002 (Solache) - Local government assistance: Regional Early Action Planning Fund.

Establishes the REAP Fund in the State Treasury and requires HCD, upon appropriation by the Legislature, to allocate funds from the REAP Fund to COGs or regional entities for specified planning activities related to the 7th and subsequent RHNA cycles.
Status: Senate-In Committee Process - Appropriations

AB-2020 (Gabriel) - Housing programs: financing.

Allows HCD to authorize the transfer of residual receipts or excess reserves from one rental housing development to another rental housing development with the same owner, as specified.
Status: Chapter 795, Statutes of 2026

AB-2074 (Haney) - Regional transit hub districts: downtown housing developments.

Requires major transit cities to designate high-density downtown transit hub districts where qualifying housing developments are allowed by right, subject to specified labor and affordability standards, and requires CalHFA to conduct a housing construction loan and financing study by March 1, 2028, as specified.
Status: Chapter 797, Statutes of 2026

AB-2094 (Harabedian) - Social Housing Strategy and Implementation Program.

Establishes the Social Housing Strategy and Implementation Program and requires HCD to establish a dedicated social housing coordinator to lead social housing strategy and implementation.
Status: Assembly-In Committee Process - Appropriations

AB-2128 (Haney) - Housing authorities: term limits and work requirements.

Prohibits “covered housing providers” from establishing or implementing any rules, policies, or procedures that impose term limits or “work requirements” as a condition of initial or continued eligibility for any “covered housing” unless required by federal law.
Status: Chapter 922, Statutes of 2026

AB-2162 (Bryan) - Housing: county funding allocations: nonminor dependents and young adults.

Expands the age that young adults, formerly in the foster care or probation systems, can qualify for housing navigation services from the Housing Navigation and Maintenance Program and makes other changes to the Transitional Housing Program.
Status: Chapter 582, Statutes of 2026

AB-2166 (Carrillo) - Multifamily housing development: offsite housing factories: backstop financing.

Establishes the Multifamily Backstop Financing Program at the California Infrastructure and Economic Development Bank (IBank) with the stated purpose of supporting multifamily projects through the provision of state-backed credit backstops that would enable surety companies to issue payment and performance bonds to offsite housing factories in the state, as specified.
Status: Assembly-Vetoed

AB-2185 (Quirk-Silva) - Housing: multifamily affordable housing programs.

Requires various state departments to evaluate state-funded multi-family affordable housing programs to remove any barriers and create opportunities to fund FBH.
Status: Chapter 784, Statutes of 2026

AB-2270 (Arambula) - Low-income housing tax credit: farmworker housing.

Requires TCAC to consider amending the regulatory scoring system for the LIHTC Program and includes the allocation of state LIHTCs within the definition of "state funding" for certain purposes.
Status: Chapter 931, Statutes of 2026

AB-2320 (Ta) - Multifamily Housing Program: Homekey: adaptive reuse.

Requires HCD, when awarding Homekey+ grant funding, to consider allowing adaptive reuse projects to use the timelines for construction rather than for rehabilitation, as specified.
Status: Chapter 935, Statutes of 2026

AB-2552 (Ávila Farías) - California Environmental Quality Act: Transit-Oriented Development Implementation Fund: contributions.

Adds new conditions and requirements for contributions to the Transit-Oriented Development Implementation Fund, the statewide vehicle miles traveled (VMT) mitigation bank for affordable housing created by AB 130 (Committee on Budget, Chapter 22, Statutes of 2025).
Status: Assembly-In Committee Process - Appropriations

AB-2581 (Soria) - Housing: affordable housing tenants: home ownership.

Requires, by January 1, 2028, HCD and CalHFA to develop and implement strategies to promote the movement of tenants of deed-restricted affordable housing into homeownership.
Status: Assembly-In Committee Process - Appropriations

AB-2626 (Gabriel) - Housing programs: financing.

Authorizes HCD to waive payment of residual receipts or annual loan payments used to cover the cost of project monitoring that are required under regulatory agreements, as specified.
Status: Senate-In Committee Process - Appropriations

AB-2689 (Ávila Farías) - Low-income housing tax credits: lease nonrenewal: good cause.

Provides that the LIHTC program, for any 100% affordable low income building that is subject to an enforceable regulatory agreement with a government entity, good cause for a nonrenewal of a lease includes when both a household's income exceeds 140% of the area median income for at least two years and 30% of the households monthly income exceeds the fair market rent, as specified.
Status: Chapter 958, Statutes of 2026

Surplus Properties

AB-2139 (Garcia) - Surplus lands: exempt surplus land: City of Ontario.

Exempts the Ontario Sports Empire in the City of Ontario from the SLA, subject to specified conditions.
Status: Senate-In Committee Process - Local Government

AB-2525 (Ward) - Surplus lands: Mission Bay Park.

Exempts lands within Mission Bay Park in the City of San Diego from the SLA, subject to specified conditions.
Status: Assembly-In Floor Process

Wildfires and Housing

SB-904 (Seyarto) - California Emergency Services Act: disaster recovery: wildfires.

Requires HCD, in consultation with other state agencies, to provide reports to the Governor and Legislature that identify existing state permitting requirements that may unduly impede efforts to rebuild after a wildfire and recommend provisions of the California Building Standards Code for possible suspension, with exceptions, in order to facilitate rapid rebuilding and recovery, following a declared state of emergency related to a wildfire, as specified.

Status: Chapter 771, Statutes of 2026

SB-1090 (Pérez) - Planning and zoning: housing development projects: urban lot splits: subdivisions: 2025 Eaton Wildfire: Altadena.

Places a three-year moratorium on the Starter Home Revitalization Act (SHRA) in two zip codes in Altadena. The moratorium applies to applications submitted after October 1, 2026.

Status: Chapter 1006, Statutes of 2026

SB-1182 (Allen) - General plan: safety element: very high fire hazard severity zones: insurance.

Requires cities and counties, when updating the safety element of the general plan on or after January 1, 2028, to include the availability of insurance for existing and planned uses within very high fire hazard severity zones and in state responsibility areas (SRAs), as specified. This bill also requires LCI to update a specified guidance document to identify sources of information that a city or county may use to satisfy these requirements.

Status: Senate-In Committee Process - Appropriations

SB-1229 (Allen) - Coastal resources: coastal development permits: disaster exemption.

Establishes limitations on the existing Coastal Act exemption for rebuilding after a disaster.

Status: Assembly-In Floor Process

1685-S

Additional copies of this publication may be purchased for **$2.50** per copy
(price includes shipping and handling).
PLEASE INCLUDE CURRENT CALIFORNIA SALES TAX.

Senate Publications & Flags
1020 N Street, Room B-7
Sacramento, CA 95814
916.651.1538

Make checks or money orders payable to **SENATE RULES COMMITTEE**.
CREDIT CARDS NOT ACCEPTED.
Please include stock number 1685-S when ordering.