

Sponsored

SB 686

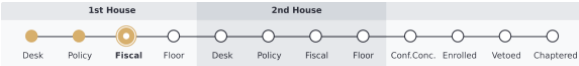
Reyes (D)

HTML

PDF

Housing programs: financing.

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Tracking form

Position
Sponsor

Bill information

Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.

Summary: The Zenovich-Moscone-Chacon Housing and Home Finance Act, among other things, establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing and to provide housing assistance and home loans. Existing law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. Current law, unless an extension of a department loan, the reinstatement of a qualifying unpaid matured loan, the subordination of a department loan to new debt, or an investment of tax credit equity would result in a rent increase for tenants of a development, authorizes the Department of Housing and Community Development to approve an extension, reinstatement, subordination, or investment pursuant to specified rental housing finance programs, as specified, or if the department determines that a project has, or will have after rehabilitation or repairs, a potential remaining useful life equal to or greater than the term of the restructured loan. Current law authorizes the department to charge a monitoring fee to cover the aggregate monitoring costs in years the loan is extended and a transaction fee to cover its costs for processing restructuring transactions, and requires developer fee limitations to be consistent with specified laws and regulations, including regulations by the California Tax Credit Allocation Committee. This bill would revise and recast these provisions, including additionally authorizing the department to approve the payoff of a department loan in whole or part before the end of its term and the extraction of equity from a development for purposes approved by the department. The bill would specify eligible uses of loan and equity sources, if the department determines that a project has, or will have after rehabilitation or repairs, a potential remaining useful life equal to or greater than the term of the department’s regulatory agreement for purposes of approving an extension, reinstatement, subordination, payoff, extraction, or investment, as described above. (Based on 02/21/2025 text)

Location:	04/21/2025 - Senate APPR. SUSPENSE FILE	Current Text:	02/21/2025 - Introduced
		Votes:	04/01/25 - SEN. HOUSING (Y:11 N:0 A:0) (P) 04/21/25 - SEN. APPR. (Y:6 N:0 A:1) (P)

Total Measures: 1
Total Tracking Forms: 1

Support

AB 6

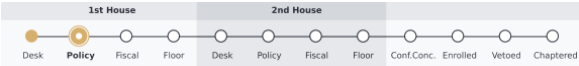
Ward (D)

HTML

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Residential developments: building standards: review.

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Tracking form

Position
Support

Bill information

Status: 04/01/2025 - Re-referred to Com. on H. & C.D.

Summary: Current 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. Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency and requires the department to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. This bill would require the department to convene a working group no later than December 31, 2026, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built, as specified. The bill would require the department, no later than December 31, 2027, 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. (Based on 03/28/2025 text)

Location:	02/03/2025 - Assembly H. & C.D.	Current Text:	03/28/2025 - Amended
		Last Amend:	03/28/2025

AB 239

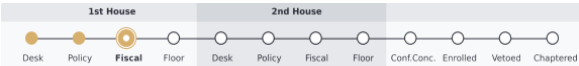
Harabedian (D)

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State-led County of Los Angeles disaster housing task force.

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Tracking form

Position
Support Watch

Bill information

Status: 04/08/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 7). Re-referred to Com. on APPR.

Summary: Current law establishes the Department of Housing and Community Development (HCD) and sets forth its powers and duties, including updating and revising the California Statewide Housing Plan, as provided. Current law establishes the Office of Emergency Services (OES), which is responsible for the state's emergency and disaster response services for natural, technological, or human-induced disasters and emergencies, including responsibility for activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters on people and property. This bill would require HCD and OES to jointly convene a state-led County of Los Angeles disaster housing task force, as specified, for the purpose of coordinating and streamlining efforts between HCD, the Federal Emergency Management Agency, OES, and local governments to rebuild housing in communities impacted by the wildfires that began on January 7, 2025, in the County of Los Angeles. The bill would require the task force to appoint a state disaster housing coordinator to accelerate the delivery of resources to communities impacted by the wildfires. (Based on 03/27/2025 text)

Location:	04/08/2025 - Assembly APPR.	Current Text:	03/27/2025 - Amended
		Last Amend:	03/27/2025
		Votes:	03/26/25 - ASM. H. & C.D. (Y:11 N:0 A:0) (P) 04/07/25 - ASM. EMERGENCY MANAGEMENT (Y:7 N:0 A:0) (P)

AB 253

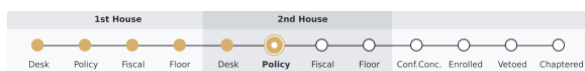
Ward (D)

HTML

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California Residential Private Permitting Review Act: residential building permits.

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Tracking form

Position

Support

Bill information

Status: 04/23/2025 - Re-referred to Coms. on L. GOV. and HOUSING.

Summary: Current law authorizes a county's or city's governing body to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law. This bill, the California Residential Private Permitting Review Act, would require a county's or city's building department to prepare a residential building permit fee schedule and post the schedule on the county's or city's internet website, if the county or city prescribes residential building permit fees. (Based on 03/13/2025 text)

Location:	04/23/2025 - Senate L. GOV.	Current Text:	03/13/2025 - Amended
		Last Amend:	03/13/2025
		Votes:	03/12/25 - ASM. L. GOV. (Y:10 N:0 A:0) (P) 03/19/25 - ASM. APPR. (Y:13 N:0 A:2) (P) 04/01/25 - ASM. THIRD READING (Y:76 N:0 A:4) (P)

AB 301

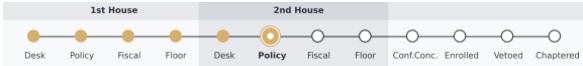
Schiavo (D)

HTML

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Planning and zoning: housing development projects: postentitlement phase permits: state departments.

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Tracking form

Position

Support

Bill information

Status: 04/02/2025 - In Senate. Read first time. To Com. on RLS. for assignment.

Summary: Current law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Current law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant and consequences for a local agency that fails to meet that timeline, as provided. Existing law defines “postentitlement phase permit” to include a range of permits issued by a local agency. This bill would require a state department to comply with the above-described provisions relating to postentitlement phase permits applicable to a local agency. The bill would require a state department to make the information list, as described above, and the above-described examples of a complete, approved application and a complete set of postentitlement phase permits available on the department’s internet website by January 1, 2026. The bill would deem a postentitlement phase permit approved, and all related reviews complete, if a state department fails to meet the time limits for review of an application for that permit. (Based on 03/04/2025 text)

Location:	04/02/2025 - Senate RLS.	Current Text:	03/04/2025 - Amended
		Last Amend:	03/04/2025
		Votes:	03/12/25 - ASM. H. & C.D. (Y:11 N:0 A:1) (P) 03/19/25 - ASM. APPR. (Y:15 N:0 A:0) (P) 04/01/25 - ASM. THIRD READING (Y:76 N:0 A:4) (P)

AB 306

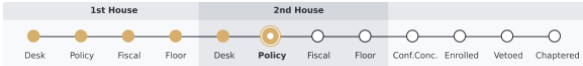
Schultz (D)

HTML

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Building regulations: state building standards.

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Tracking form

Position

Support

Bill information

Status: 04/23/2025 - Re-referred to Coms. on HOUSING and L. GOV.

Summary: Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. The California Building Standards Law establishes the California Building Standards

Commission (commission) within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Current law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. (Based on 03/12/2025 text)

Location:	04/23/2025 - Senate HOUSING	Current Text:	03/12/2025 - Amended
		Last Amend:	03/12/2025
		Votes:	03/12/25 - ASM. H. & C.D. (Y:12 N:0 A:0) (P)
			03/19/25 - ASM. APPR. (Y:14 N:0 A:1) (P)
			04/01/25 - ASM. THIRD READING (Y:71 N:0 A:9) (P)

AB 557

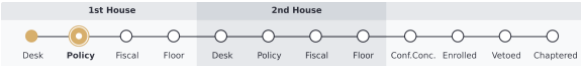
McKinnor (D)

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California Factory-Built Housing Law.

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Tracking form

Position
Support

Bill information

Status:	04/24/2025 - Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.) From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 8. Noes 0.) (April 24). Re-referred to Com. on L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.
Summary:	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, 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. Current law requires the department to provide by regulation for the qualification and disqualification of design approval agencies to perform approval of factory-built housing plans and specifications and makes approval by these agencies the equivalent of department approval. 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 require plans or specifications of factory-built housing approved pursuant to these provisions to be approved by unit serial

number and would authorize the approved plans or specifications to be used in subsequent development projects unless building standards relating to factory-built housing are modified, as specified. The bill would require the department and the design approval agencies to limit their review to the portions of a plan or specification that has not already received approval, as specified. (Based on 04/24/2025 text)

Location:	04/24/2025 - Assembly L. GOV.	Current Text:	04/24/2025 - Amended
		Last Amend:	04/24/2025

AB 609

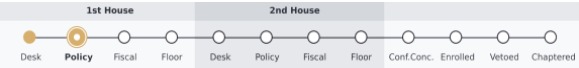
Wicks (D)

HTML

PDF

California Environmental Quality Act: exemption: housing development projects.

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Tracking form

Position

Support

Bill information

Status: 04/24/2025 - Read second time and amended.

Summary: The California Environmental Quality Act (CEQA) 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 exempts from its requirements various projects, including, but not limited to, housing projects that meet certain requirements. This bill would exempt from the requirements of CEQA a housing development project, as defined, that meets certain conditions. The bill would require a local government, as a condition of approval for the development, to require the development proponent to complete a phase I environmental assessment, as provided. Because a lead agency would be required to determine whether a housing development project qualifies for this exemption, the bill would impose a state-mandated local program. (Based on 04/24/2025 text)

Location:	04/21/2025 - Assembly H. & C.D.	Current Text:	04/24/2025 - Amended
		Last Amend:	04/24/2025
		Votes:	04/21/25 - ASM. NAT. RES. (Y:12 N:0 A:2) (P)

AB 736

Wicks (D)

HTML

PDF

The Affordable Housing Bond Act of 2026.

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Tracking form

Position

Support

Bill information

Status: 04/21/2025 - Re-referred to Com. on APPR.

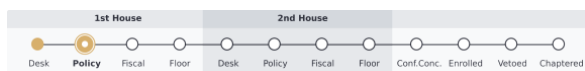
Summary: Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 04/10/2025 text)

Location:	04/09/2025 - Assembly APPR.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025
		Votes:	04/09/25 - ASM. H. & C.D. (Y:10 N:1 A:1) (P)

AB 874 **Ávila Farías (D)** **HTML** **PDF**

Mitigation Fee Act: waiver of fees: affordable rental housing.

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Tracking form

Position
Support

Bill information

Status: 03/10/2025 - Referred to Coms. on L. GOV. and H. & C.D.

Summary: The Mitigation Fee Act imposes certain requirements on a local agency that imposes a fee as a condition of approval of a development project that is imposed to provide for an improvement to be constructed to serve the development project, or a fee for public improvements, as specified. The act also regulates fees for development projects and fees for specific purposes, including water and sewer connection fees, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project. The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, as provided. This bill would require a local agency to waive fees or charges that are collected by a local agency to fund the construction of public improvements or facilities for residential developments subject to a regulatory agreement with a public entity, as provided, that includes certain income and affordability requirements. (Based on 02/19/2025 text)

Location:	03/10/2025 - Assembly L. GOV.	Current Text:	02/19/2025 - Introduced
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AB 1162 **Bonta (D)** **HTML** **PDF**

Challenges to housing and community-serving projects.

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Tracking form

Position

Bill information

Status:	03/19/2025 - In committee: Set, first hearing. Hearing canceled at the request of author.		
Summary:	Existing law provides that in a civil action brought by a plaintiff to challenge a housing development project that meets or exceeds the requirements for low- or moderate-income housing, a defendant may seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action would result in preventing or delaying the project, as specified. Existing law authorizes the court to limit the amount of the undertaking or to decline to require the plaintiff to furnish an undertaking if the court determines that, based on evidence submitted by the plaintiff, furnishing an undertaking would cause the plaintiff to suffer undue economic hardship. This bill would expand the type of civil actions for which motions for undertaking may be filed to include actions that challenge a community-serving project, as defined. (Based on 02/20/2025 text)		
Location:	03/10/2025 - Assembly JUD.	Current Text:	02/20/2025 - Introduced

SB 21

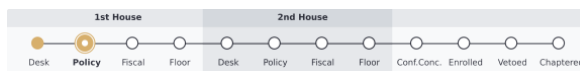
Durazo (D)

HTML

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Single-room occupancy units: demolition and replacement: housing assistance programs: eligibility for homeless individuals and families.

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Tracking form

Position

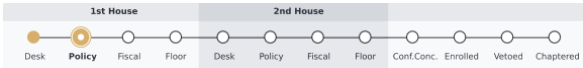
Support

Bill information

Status:	04/23/2025 - From committee: Do pass and re-refer to Com. on HOUSING. (Ayes 7. Noes 0.) (April 23). Re-referred to Com. on HOUSING.		
Summary:	The Housing Crisis Act of 2019, among other things, prohibits an affected city or an affected county, as defined, from approving a housing development project that will require the demolition of occupied or vacant protected units, as defined, or that is located on a site where protected units were demolished in the previous 5 years unless specified requirements are met. Among these requirements, current law requires that the project replace all current protected units and protected units demolished on or after January 1, 2020, and, if the project is a housing development project, as defined, it will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last 5 years. This bill, notwithstanding the above-described requirements, in the case of rehabilitation or replacement of an existing single-room occupancy building that meets prescribed criteria, would permit an affected city or an affected county to reduce the number of replacement units required if the project meets specified requirements, including, among others, that the reduction in replacement units is necessary to accommodate the conversion of single-room occupancy units, as provided, and that the converted units will be rental units with affordable rents, as specified. (Based on 03/26/2025 text)		
Location:	04/23/2025 - Senate HOUSING	Current Text:	03/26/2025 - Amended
		Last Amend:	03/26/2025
		Votes:	04/23/25 - SEN. L. GOV. (Y:7 N:0 A:0) (P)

Local government land: public transit use: housing development: transit-oriented development.

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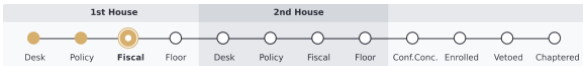


Tracking form

Position	
Support	
Bill information	
Status:	04/23/2025 - From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 6. Noes 2.) (April 22). Re-referred to Com. on L. GOV. From committee with author's amendments. Read second time and amended. Re-referred to Com. on L. GOV.
Summary:	Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "surplus land" for these purposes to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action declaring that the land is surplus and is not necessary for the agency's use. Current law defines "agency's use" for these purposes to include land that is being used for agency work or operations, as provided. Current law exempts from this definition of "agency's use" certain commercial or industrial uses, except that in the case of a local agency that is a district, except a local agency whose primary purpose or mission is to supply the public with a transportation system, "agency's use" may include commercial or industrial uses or activities, as specified. This bill would additionally include land leased to support public transit operations in the definition of "agency's use," as described above. (Based on 04/23/2025 text)
Location:	03/12/2025 - Senate L. GOV.
Current Text:	04/23/2025 - Amended
Last Amend:	04/23/2025
Votes:	04/22/25 - SEN. HOUSING (Y:6 N:2 A:3) (P)

Hazardous waste generation and handling fees: Department of Toxic Substances Control oversight and postentitlement phase permit responses: housing development, park, or open-space projects and nonprofit entity requests.

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Tracking form

Position	
Support Watch	
Bill information	
Status:	04/23/2025 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)
Summary:	The hazardous waste control laws require the Department of Toxic Substances Control to regulate the handling and management of hazardous waste and hazardous materials. Current law, which is part of the Planning and Zoning Law, establishes time limits for a local agency, as defined, to complete reviews regarding whether an application for a postentitlement phase permit, as defined, is complete and compliant, and whether to approve or deny an application, as specified, and makes any failure to meet these time limits a disapproval of the housing development project and a

violation of specified law. Upon the department receiving a request from a nonprofit entity or for a housing development project, park project, or open-space project seeking oversight of investigation, characterization, and remediation activities, or for a request from a housing development project, nonprofit entity, or park or open-space project for a postentitlement phase permit that a local agency deemed complete that requires a response from the department, this bill would require the department to provide written notice to the requestor within specified timelines regarding subsequent actions in the review process, as specified. The bill would require, for a housing development with 25 units or fewer, nonprofit entity, or park or open-space project, the department to provide the written notice within 30 business days of receiving the request. The bill would require, for a housing development with 26 units or more, the department to provide the written notice within 60 business days of receiving the request. Existing law requires a generator of hazardous waste to pay to the California Department of Tax and Fee Administration a generation and handling fee for each generator site based on the amount of waste generated, as specified. This bill would impose a maximum fee in a total amount of \$100,000 upon a generator of hazardous waste that is residential infill housing, as provided, a nonprofit, or a stand-alone park or open-space project. (Based on 04/21/2025 text)

Location:	04/23/2025 - Senate APPR.	Current Text:	04/21/2025 - Amended
		Last Amend:	04/21/2025
		Votes:	04/02/25 - SEN. E.Q. (Y:8 N:0 A:0) (P)
			04/23/25 - SEN. REV. & TAX (Y:5 N:0 A:0) (P)

SB 417

Cabaldon (D)

HTML

PDF

The Affordable Housing Bond Act of 2026.

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Tracking form

Position
Support

Bill information

Status:	02/19/2025 - From printer. May be acted upon on or after March 21.
Summary:	Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)

Location:	02/18/2025 - Senate RLS.	Current Text:	02/18/2025 - Introduced
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SB 607

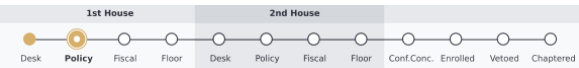
Wiener (D)

HTML

PDF

California Environmental Quality Act: categorical exemptions: infill projects.

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Tracking form

Position
Support

Bill information

Status:	04/23/2025 - From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 6. Noes 0.) (April 23). Re-referred to Com. on L. GOV.		
Summary:	The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law defines "negative declaration" and "mitigated negative declaration" for these purposes. This bill would revise the definition of negative declaration to mean a written statement briefly describing the substantial evidence in the record that the proposed project will not have a significant effect on the environment, as specified. The bill would also revise the definition of mitigated negative declaration to mean that revisions would avoid or mitigate the effects on the environment, as determined by the public agency based upon substantial evidence in the record, as specified, and that there is substantial evidence that the project as revised will not have a significant effect on the environment, as provided. (Based on 03/24/2025 text)		
Location:	04/23/2025 - Senate L. GOV.	Current Text:	03/24/2025 - Amended
		Last Amend:	03/24/2025
		Votes:	04/23/25 - SEN. E.Q. (Y:6 N:0 A:2) (P)

Total Measures: 15

Total Tracking Forms: 15

Oppose

AB 11

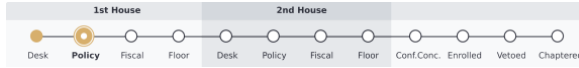
Lee (D)

HTML

PDF

The Social Housing Act.

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Tracking form

Position

Oppose

Bill information

Status: 02/03/2025 - Referred to Com. on H. & C.D.

Summary: Current law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Current law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Current law establishes various programs that provide housing assistance. This bill would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. (Based on 12/02/2024 text)

Location: 02/03/2025 - Assembly H. & C.D.

Current Text: 12/02/2024 - Introduced

AB 21

DeMaio (R)

HTML

PDF

Common interest developments: association management and meeting procedures.

Progress bar



Tracking form

Position

Oppose

Bill information

Status: 03/25/2025 - Re-referred to Com. on H. & C.D.

Summary: The Davis-Stirling Common Interest Development Act governs the management and operation of common interest by an association. If a provision of that act requires an association to deliver a document by "individual delivery" or "individual notice," the act requires the association to deliver that document in accordance with the preferred delivery method specified by the member. Current law also requires the board of an association to provide general notice of a proposed rule change at least 28 days before making the rule change, in accordance with certain procedures. This bill would revise the above-described rule change provision to require the board to provide

individual notice pursuant to the above-described provision governing document delivery. (Based on 03/24/2025 text)

Location: 03/24/2025 - Assembly H. & C.D.

Current Text: 03/24/2025 - Amended
Last Amend: 03/24/2025

AB 87

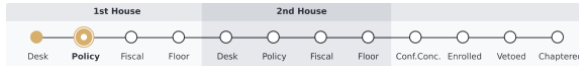
Boerner (D)

HTML

PDF

Housing development: density bonuses: mixed-use developments.

Progress bar



Tracking form

Position

Oppose Unless Amended

Bill information

Status: 04/24/2025 - Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.) From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 7. Noes 0.) (April 24). Re-referred to Com. on L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for lower income households or very low income households, and meets other requirements. Current law requires the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. Current law defines "housing development," for these purposes, to mean a development project for 5 or more residential units, including mixed-use developments. This bill would prohibit an incentive or concession granted for a mixed-use development containing a hotel, motel, bed and breakfast inn, or other visitor-serving purpose from applying to the portion of the proposed development containing hotel, motel, bed and breakfast inn, or other visitor-serving purpose use. (Based on 04/24/2025 text)

Location: 04/24/2025 - Assembly L. GOV.

Current Text: 04/24/2025 - Amended
Last Amend: 04/24/2025

AB 246

Bryan (D)

HTML

PDF

Social Security Tenant Protection Act of 2025.

Progress bar



Tracking form

Position

Oppose

Bill information

Status: 04/10/2025 - Read third time and amended. Ordered to third reading. Re-referred to Com. on JUD. pursuant to Assembly Rule 77.2.

Summary: Current law requires a tenant be served a 3 days' notice in writing to cure a default or perform a condition of the lease, or return possession of the property to the landlord, as specified. The Mobilehome Residency Law prohibits a tenancy from being terminated unless specified conditions are met, including that the tenant fails to pay rent, utility charges, or reasonable incidental service charges, and 3 days' notice in writing is provided to the tenant, as specified. This bill would, until January 20, 2029, enact the Social Security Tenant Protection Act of 2025 (the Act). The Act would prohibit a court, during a declared social security benefit payment interruption, from issuing a summons on a complaint for unlawful detainer in any action that seeks possession of residential real property and that is based, in whole or in part, on nonpayment of rent or other charges, if the defendant experiences a loss of income due to the social security benefit payment interruption. (Based on 04/10/2025 text)

Location:	04/10/2025 - Assembly JUD.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025
		Votes:	03/04/25 - ASM. JUD. (Y:8 N:3 A:1) (P)

[AB 590](#)[Lee \(D\)](#)[HTML](#)[PDF](#)

Social Housing Bond Act of 2026.

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Tracking form

Position

Watch-Oppose

Bill information

Status: 03/03/2025 - Referred to Com. on H. & C.D.

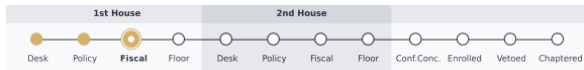
Summary: Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership, and downpayment assistance for first-time home buyers. Current law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Social Housing Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$950,000,000 pursuant to the State General Obligation Bond Law, to fund social housing programs, as specified. The bill would create the California Housing Authority, which would be governed by the California Housing Authority Board, to ensure that social housing developments that are produced and acquired align with specified goals and would authorize the authority to issue the bonds and, upon appropriation of the Legislature, utilize funds from other sources to build more low, very low, and extremely low income housing. The bill would create the Social Housing Revolving Loan Fund to be used, upon appropriation of the Legislature, to provide zero-interest loan for the purpose of constructing housing to accommodate a mix of household incomes. (Based on 02/12/2025 text)

Location:	03/03/2025 - Assembly H. & C.D.	Current Text:	02/12/2025 - Introduced
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[SB 52](#)[Pérez \(D\)](#)[HTML](#)[PDF](#)

Housing rental rates and occupancy levels: algorithmic devices.

Progress bar



Tracking form

Position

Watch-Oppose

Bill information

Status: 04/24/2025 - Read second time and amended. Re-referred to Com. on APPR.

Summary: Current law governs the hiring of residential dwelling units and requires a landlord to provide specified notice to tenants prior to an increase in rent. The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. That act, among other things, authorizes an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that meets specified criteria, subject to certain limitations. This bill would make it unlawful for any person to sell, license, or otherwise provide to 2 or more persons a rental pricing algorithm, as defined, with the intent that it be used by 2 or more persons, as specified, to set rental rates, lease terms, or occupancy rates for residential premises. The bill would make it unlawful for any person to use a rental pricing algorithm to set rental rates, lease terms, or occupancy levels for residential premises if the person knew or should have known that another person in the same or related market used or will use the rental pricing algorithm to set rental rates, lease terms, or occupancy rates for residential premises. (Based on 04/24/2025 text)

Location: 04/23/2025 - Senate APPR.

Current Text: 04/24/2025 - Amended

Last Amend: 04/24/2025

Votes: 04/22/25 - [SEN. JUD.](#) (Y:11 N:0 A:2) (P)

SB 92

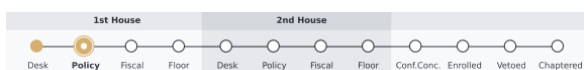
Blakespear (D)

[HTML](#)

[PDF](#)

Housing development: density bonuses: mixed-use developments.

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Tracking form

Position

Oppose Unless Amended

Bill information

Status: 04/24/2025 - Set for hearing April 30.

Summary: 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 specified percentages of units for lower income households or very low income households, and meets other requirements. Current law defines "housing development" to mean a development project for 5 or more residential units, including mixed-use developments, as specified. This bill would define "mixed-used developments" to mean mixed-used developments consisting of residential and nonresidential uses that meet specified conditions. (Based on 03/10/2025 text)

Location: 03/18/2025 - Senate L. GOV.

Current Text: 03/10/2025 - Amended

Last Amend: 03/10/2025

Votes: 03/18/25 - [SEN. HOUSING](#) (Y:9
N:1 A:1) (P)

SB 262

Wahab (D)

[HTML](#)

[PDF](#)

Housing element: prohousing designations: prohousing local policies.

Progress bar



Tracking form

Position

Watch-Oppose

Bill information

Status: 04/08/2025 - Read second time. Ordered to third reading.

Summary: The Planning and Zoning Law requires each county and 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. The Department of Housing and Community Development is required to determine whether the housing element is in substantial compliance with those provisions. Current law requires the department to designate jurisdictions as prohousing pursuant to emergency regulations adopted by the department, as prescribed. Current law requires that jurisdictions that are prohousing and that are in substantial compliance with specified provisions be awarded additional points or preference in the scoring of applications for specified state programs. Current law defines “prohousing local policies” for these purposes and specifies a nonexhaustive list of examples of those policies, including local financial incentives for housing and adoption of zoning allowing for use by right for residential and mixed-use development. This bill would include in the definition of “prohousing local policies” policies that keep people housed, and would specify additional examples of prohousing local policies under the above-described provisions. (Based on 03/19/2025 text)

Location: 04/08/2025 - Senate THIRD READING

Current Text: 03/19/2025 - Amended

Last Amend: 03/19/2025

Votes: 03/18/25 - [SEN. HOUSING](#) (Y:7
N:2 A:2) (P)

SB 492

Menjivar (D)

[HTML](#)

[PDF](#)

Youth Housing Bond Act of 2025.

Progress bar



Tracking form

Position

Watch-Oppose

Bill information

Status: 02/20/2025 - From printer. May be acted upon on or after March 22.

Summary: Would enact the Youth Housing Bond Act of 2025 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$____ pursuant to the State General

Obligation Bond Law to finance the Youth Housing Program, established as part of the bond act. The bill, as a part of the program, would require the Department of Housing and Community Development to make awards to local agencies, nonprofit organizations, and joint ventures for the purpose of acquiring, renovating, constructing, and purchasing equipment for youth centers or youth housing, as those terms are defined. This bill would provide for submission of the bond act to the voters at the November 3, 2026, statewide general election in accordance with specified law. (Based on 02/19/2025 text)

Location:	02/19/2025 - Senate RLS.	Current Text:	02/19/2025 - Introduced
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SB 522

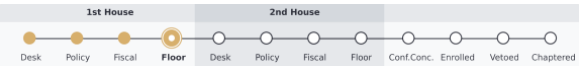
Wahab (D)

HTML

PDF

Housing: tenant protections.

Progress bar



Tracking form

Position
Watch-Oppose

Bill information

Status: 04/10/2025 - Read second time. Ordered to third reading.

Summary: The Tenant Protection Act of 2019 prohibits, until January 1, 2030, an owner of residential real property from terminating the tenancy of certain tenants without just cause, either at-fault or no-fault of the tenant. The act exempts certain types of residential real properties from that prohibition, including, among others, housing that has been issued a certificate of occupancy within the previous 15 years. This bill would exclude housing built to replace a previous housing unit that was subject to the Tenant Protection Act of 2019, was substantially damaged or destroyed by a disaster, as defined, and was issued a certificate of occupancy before that housing unit was substantially damaged or destroyed, from the above-described exemption from the just cause requirements and rental increase limits. (Based on 03/28/2025 text)

Location:	04/10/2025 - Senate THIRD READING	Current Text:	03/28/2025 - Amended
		Last Amend:	03/28/2025
		Votes:	04/08/25 - SEN. JUD. (Y:10 N:2 A:1) (P)

SB 681

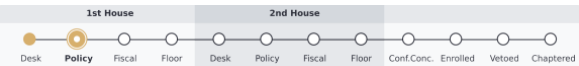
Wahab (D)

HTML

PDF

Housing.

Progress bar



Tracking form

Position
Watch-Oppose

Bill information

Status: 04/24/2025 - Re-referred to Com. on JUD.

Summary: Current law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires

the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. Current law makes void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either 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 the above-described minimum standards established for those units. However, existing law permits reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions. This bill would prohibit fees and other financial requirements from being included in the above-described reasonable restrictions. (Based on 04/10/2025 text)

Location:	04/23/2025 - Senate JUD.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025
		Votes:	04/22/25 - SEN. HOUSING (Y:8 N:2 A:1) (P)

Total Measures: 11
Total Tracking Forms: 11

Watch

AB 1

Connolly (D)

HTML

PDF

Residential property insurance: wildfire risk.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.

Summary: Current Department of Insurance regulations prohibit an insurer from using a rating plan that does not take into account and reflect specified wildfire risk mitigation, including property-level building hardening measures. This bill would require the department, on or before January 1, 2030, and every 5 years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. As part of this consideration, the bill would require the department to consult with specified agencies to identify additional building hardening measures to consider, as well as to develop and implement a public participation process during the evaluation. (Based on 12/02/2024 text)

Location: 04/23/2025 - Assembly
APPR. SUSPENSE FILE

Current Text: 12/02/2024 - Introduced
Votes: 04/02/25 - [ASM. INS.](#) (Y:17 N:0 A:0) (P)

AB 36

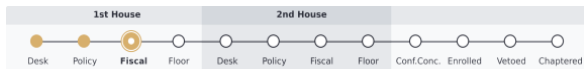
Soria (D)

HTML

PDF

Housing elements: prohousing designation.

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Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 23). Re-referred to Com. on APPR.

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. Current law requires HCD to designate jurisdictions as prohousing pursuant to emergency regulations adopted by HCD, as prescribed, and to report those designations to the Office of Land Use and Climate Innovation. Current law specifies that these emergency regulations will remain in effect until HCD promulgates permanent prohousing regulations. This bill would instead require HCD to

designate jurisdictions as prohousing pursuant to permanent regulations adopted by HCD to implement these provisions, as specified. Beginning with the 7th housing element cycle, the bill would require HCD to evaluate materials from a nonentitlement jurisdiction's housing element submission when determining whether the jurisdiction qualifies as prohousing, but only with respect to those nonentitlement jurisdictions that have a compliant housing element. The bill would also prohibit HCD from requiring nonentitlement jurisdictions to renew their prohousing designation for at least 5 years. (Based on 03/19/2025 text)

Location:	04/23/2025 - Assembly APPR.	Current Text:	03/19/2025 - Amended
		Last Amend:	03/19/2025
		Votes:	04/09/25 - ASM. H. & C.D. (Y:12 N:0 A:0) (P) 04/23/25 - ASM. L. GOV. (Y:10 N:0 A:0) (P)

AB 66

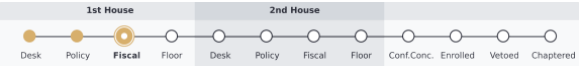
Tangipa (R)

HTML

PDF

California Environmental Quality Act: exemption: egress route projects: fire safety.

Progress bar



Tracking form

Position

Watch

Bill information

Status:	04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.
Summary:	Would, until January 1, 2032, exempt from the California Environmental Quality Act (CEQA) egress route projects undertaken by a public agency to improve emergency access to and evacuation from a subdivision without a secondary egress route if the State Board of Forestry and Fire Protection has recommended the creation of a secondary access to the subdivision and certain conditions are met. The bill would require the lead agency to hold a noticed public meeting to hear and respond to public comments before determining that a project is exempt. The bill would require the lead agency, if it determines that a project is not subject to CEQA and approves or carries out that project, to file a notice of exemption with the Office of Land Use and Climate Innovation and with the clerk of the county in which the project will be located. (Based on 02/24/2025 text)

Location:	04/09/2025 - Assembly APPR. SUSPENSE FILE	Current Text:	02/24/2025 - Amended
		Last Amend:	02/24/2025
		Votes:	03/24/25 - ASM. NAT. RES. (Y:10 N:0 A:4) (P)

AB 76

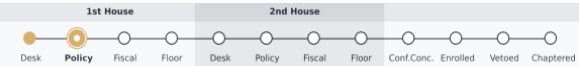
Alvarez (D)

HTML

PDF

Surplus land: exempt surplus land: sectional planning area.

Progress bar



Tracking form

Position			
Watch			
Bill information			
Status:	04/22/2025 - Re-referred to Com. on H. & C.D.		
Summary:	Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines “exempt surplus land” to mean, among other things, land that is subject to a sectional planning area document, as described, and meets specified requirements, including that at least 25% of the units are dedicated to lower income households, as specified, and that is developed at an average density of at least 10 units per acre calculated with respect to the entire sectional planning area. This bill would change those requirements so that at a minimum, 25% of units that are proposed by the sectional planning area document as adopted prior to January 1, 2019, and are not designated for students, faculty, or staff of an academic institution must be dedicated to lower income households, as specified, and that the land must be developed at an average density of at least 10 units per acre, in accordance with certain requirements and calculated with respect to the entire sectional planning area and inclusive of housing designated for students, faculty, and staff of an academic institution. (Based on 04/21/2025 text)		
Location:	04/09/2025 - Assembly H. & C.D.	Current Text:	04/21/2025 - Amended
		Last Amend:	04/21/2025
		Votes:	04/09/25 - ASM. L. GOV. (Y:8 N:1 A:1) (P)

AB 239

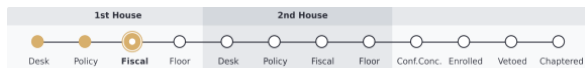
Harabedian (D)

HTML

PDF

State-led County of Los Angeles disaster housing task force.

Progress bar



Tracking form

Position			
Support Watch			
Bill information			
Status:	04/08/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 7). Re-referred to Com. on APPR.		
Summary:	Current law establishes the Department of Housing and Community Development (HCD) and sets forth its powers and duties, including updating and revising the California Statewide Housing Plan, as provided. Current law establishes the Office of Emergency Services (OES), which is responsible for the state's emergency and disaster response services for natural, technological, or human-induced disasters and emergencies, including responsibility for activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters on people and property. This bill would require HCD and OES to jointly convene a state-led County of Los Angeles disaster housing task force, as specified, for the purpose of coordinating and streamlining efforts between HCD, the Federal Emergency Management Agency, OES, and local governments to rebuild housing in communities impacted by the wildfires that began on January 7, 2025, in the County of Los Angeles. The bill would require the task force to appoint a state disaster housing coordinator to accelerate the delivery of resources to communities impacted by the wildfires. (Based on 03/27/2025 text)		
Location:	04/08/2025 - Assembly APPR.	Current Text:	03/27/2025 - Amended
		Last Amend:	03/27/2025

Votes: 03/26/25 - [ASM. H. & C.D.](#) (Y:11 N:0 A:0) (P)
04/07/25 - [ASM. EMERGENCY MANAGEMENT](#) (Y:7 N:0 A:0) (P)

AB 261

Quirk-Silva (D)

[HTML](#)

[PDF](#)

Fire safety: fire hazard severity zones: State Fire Marshal.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 03/27/2025 - Re-referred to Com. on E.M.

Summary: Current law requires the State Fire Marshal to periodically review designated and rated zones and, as necessary, revise zones or their ratings or repeal the designation of zones. Current law also requires the State Fire Marshal to identify areas in the state that are not state responsibility areas as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas, and to periodically review and make recommendations relative to very high fire hazard severity zones. This bill would, as applied to both state responsibility areas and lands that are not state responsibility areas, authorize the State Fire Marshal, in periods between the State Fire Marshal's review of areas of the state for recommendations regarding an area's fire hazard severity zone, to confer with entities, including, but not limited to, public agencies, tribes, nonprofit organizations, project applicants, and members of the public, on actions that may impact the degree of fire hazard in an area or the area's recommended fire hazard severity zone designation. The bill would authorize the State Fire Marshal to provide a written response to an entity on actions that may impact the degree of fire hazard, and would require this written response to be posted on the State Fire Marshal's internet website. (Based on 03/26/2025 text)

Location: 03/27/2025 - Assembly
EMERGENCY
MANAGEMENT

Current Text: 03/26/2025 - Amended
Last Amend: 03/26/2025
Votes: 03/24/25 - [ASM. NAT. RES.](#) (Y:13 N:0 A:1) (P)

AB 282

Pellerin (D)

[HTML](#)

[PDF](#)

Discrimination: housing: source of income.

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Tracking form

Position

Watch

Bill information

Status: 04/24/2025 - Read second time. Ordered to third reading.

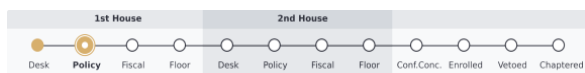
Summary: The California Fair Employment and Housing Act (FEHA) makes unlawful various practices connected to obtaining and financing housing accommodations, among other things, if those practices discriminate based on source of income. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would provide that establishing policies or preferences in favor of an applicant or tenant who qualifies for or participates in federal, state, or local housing subsidy programs, as specified, does not constitute discrimination based on source of income for purposes of the above-described provisions of FEHA. (Based on 04/10/2025 text)

Location:	04/24/2025 - Assembly THIRD READING	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025
		Votes:	03/26/25 - ASM. H. & C.D. (Y:8 N:2 A:1) (P) 04/08/25 - ASM. JUD. (Y:9 N:3 A:0) (P) 04/23/25 - ASM. APPR. (Y:11 N:4 A:0) (P)

[AB 314](#)[Arambula \(D\)](#)[HTML](#)[PDF](#)

Affordable Housing and Sustainable Communities Program: project eligibility.

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Tracking form

Position

Watch

Bill information

Status: 04/21/2025 - Re-referred to Com. on NAT. RES. Re-referred to Com. on TRANS. pursuant to Assembly Rule 96.

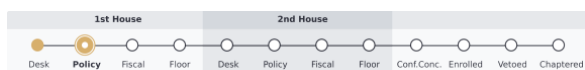
Summary: Current law specifies the types of projects eligible for funding under the Affordable Housing and Sustainable Communities Program, including, among others, transit capital projects, active transportation capital projects, and transit-oriented development projects, as provided. This bill would expressly include certain transit capital projects, active transportation capital projects, and transit-oriented development projects near planned high-speed rail stations as eligible for funding under the program. (Based on 04/10/2025 text)

Location:	04/21/2025 - Assembly TRANS.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025

[AB 357](#)[Alvarez \(D\)](#)[HTML](#)[PDF](#)

Coastal resources: coastal development permit: exclusions.

Progress bar



Tracking form

Position

Watch

Bill information

Status:	02/18/2025 - Referred to Com. on NAT. RES.		
Summary:	The Coastal Act of 1976, which is administered by the California Coastal Commission, requires a person wishing to perform or undertake any development in the coastal zone to obtain a coastal development permit. Current law excludes a specified power facility from this provision. This bill would also include, as part of that exclusion, student housing projects and faculty and staff housing projects, as defined. (Based on 01/30/2025 text)		
Location:	02/18/2025 - Assembly NAT. RES.	Current Text:	01/30/2025 - Introduced

AB 368

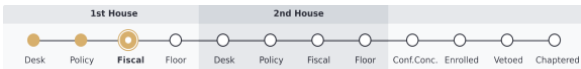
Ward (D)

HTML

PDF

Energy: building standards: passive house standards.

Progress bar



Tracking form

Position
Watch

Bill information

Status:	04/22/2025 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 14. Noes 0.) (April 21). Re-referred to Com. on APPR.		
Summary:	Current law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, lighting, insulation, climate control system, and other building design and construction standards, and energy and water conservation design standards, for new residential and new nonresidential buildings to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, as specified. This bill would require the commission to evaluate the cost-effectiveness of passive house energy efficiency standards by California climate zone, using commission-adopted metrics such as long-term system cost. The bill would require the commission to evaluate the use of the 2 passive house energy models currently required for passive house certification in its analysis and the cost-effectiveness of passive house construction compared to existing construction, as specified. (Based on 04/07/2025 text)		
Location:	04/21/2025 - Assembly APPR.	Current Text:	04/07/2025 - Amended
		Last Amend:	04/07/2025
		Votes:	04/02/25 - ASM. U. & E. (Y:18 N:0 A:0) (P) 04/21/25 - ASM. NAT. RES. (Y:14 N:0 A:0) (P)

AB 413

Fong (D)

HTML

PDF

Department of Housing and Community Development: guidelines: translation.

Progress bar



Tracking form

Position	
Watch	
Bill information	
Status:	02/18/2025 - Referred to Com. on H. & C.D.
Summary:	Current law grants the Department of Housing and Community Development various powers, including the power to provide bilingual staff in connection with services of the department and make available departmental publications in a language other than English when necessary to effectively serve groups for which the services or publications are made available. Current law authorizes the department to adopt and amend guidelines for various purposes, including for the preparation of housing elements or to implement uniform standards or criteria, as provided. This bill would require the department to review all guidelines it has adopted or amended to determine whether those guidelines explain rights or services available to the public. For guidelines that meet that criteria, the bill would require the department to translate those guidelines into any non-English languages spoken by a substantial number of non-English-speaking people, as defined. (Based on 02/04/2025 text)
Location:	02/18/2025 - Assembly H. & C.D.
Current Text:	02/04/2025 - Introduced

AB 414

Pellerin (D)

HTML

PDF

Residential tenancies: return of security.

Progress bar



Tracking form

Position	
Watch-Information	
Bill information	
Status:	03/20/2025 - Read third time. Passed. Ordered to the Senate. (Ayes 66. Noes 1.) In Senate. Read first time. To Com. on RLS. for assignment.
Summary:	Current law regulates the terms and conditions of residential tenancies, including generally limiting the amount of security that a landlord may demand or receive to an amount or value equivalent to one month's rent, as provided, and allowing a landlord to claim of the security only those amounts as are reasonably necessary for specified purposes. Current law defines a security for these purposes as any payment, fee, deposit, or charge, including any payment, fee, deposit, or charge, except as specified, that is imposed at a tenancy's beginning to reimburse a landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent, used for any purpose. Current law requires a landlord to provide a tenant a copy of an itemized statement, as specified, and return the security's remaining portion to the tenant by personal delivery or by first-class mail, postage prepaid, no later than 21 calendar days after the tenant has vacated the premises, as specified. Current law authorizes a landlord and tenant to mutually agree to have the landlord deposit electronically the security's remaining portion to a bank account or other financial institution designated by the tenant or provide a copy of the itemized statement to an email account provided by the tenant. This bill would revise these provisions to generally require the landlord to return the security by personal delivery or by check made payable to the tenant. If the landlord received the security or rental payments from the tenant electronically, the bill would instead require the tenant to return the remainder of the security electronically, as specified, unless the landlord and tenant designated another method of return, by written agreement. (Based on 03/12/2025 text)

Location:	03/20/2025 - Senate RLS.	Current Text:	03/12/2025 - Amended
		Last Amend:	03/12/2025
		Votes:	03/11/25 - ASM. JUD. (Y:12 N:0 A:0) (P) 03/20/25 - ASM. CONSENT CALENDAR (Y:66 N:1 A:13) (P)

AB 439

Rogers (D)

[HTML](#)

[PDF](#)

California Coastal Act of 1976: local planning and reporting.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/10/2025 - Read second time. Ordered to third reading.

Summary: The Coastal Act generally requires each local government, as specified, to prepare a local coastal program, for certification by the California Coastal Commission. Current law also imposes an analogous requirement on port governing bodies to prepare port master plans, for certification by the commission. With regard to local coastal programs and port master plans, current law provides that an amendment determined to be de minimis by the executive director of the commission, after notice in the agenda of the next scheduled commission meeting, becomes a part of the certified program or plan 10 days after the commission meeting if 3 or more members of the commission do not object to the de minimis determination. This bill would make de minimis amendments to local coastal programs and port master plans effective upon adjournment of that meeting if 3 or more members of the commission do not object to the de minimis determination. (Based on 02/06/2025 text)

Location:	04/10/2025 - Assembly THIRD READING	Current Text:	02/06/2025 - Introduced
		Votes:	03/24/25 - ASM. NAT. RES. (Y:11 N:1 A:2) (P) 04/09/25 - ASM. APPR. (Y:10 N:2 A:3) (P)

AB 462

Lowenthal (D)

[HTML](#)

[PDF](#)

Land use: coastal development permits: accessory dwelling units.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - Re-referred to Coms. on N.R. & W. and HOUSING.

Summary: Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units in areas

zoned for single-family or multifamily dwelling residential use in accordance with specified standards and conditions. The California Coastal Act of 1976, which is administered by the California Coastal Commission, requires any person wishing to perform or undertake any development in the coastal zone, as defined, to obtain a coastal development permit from a local government or the commission, except as provided. Current law specifies that the above-described provisions governing accessory dwelling units do not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976, except as specified. This bill would exempt the construction of an accessory dwelling unit located within the County of Los Angeles, and in any county that is subject to a proclamation of a state of emergency made by the Governor on or after February 1, 2025, as provided, from the need to obtain a coastal development permit, as specified. (Based on 02/27/2025 text)

Location:	04/23/2025 - Senate N.R. & W.	Current Text:	02/27/2025 - Amended
		Last Amend:	02/27/2025
		Votes:	03/12/25 - ASM. H. & C.D. (Y:11 N:0 A:1) (P)
			03/19/25 - ASM. APPR. (Y:15 N:0 A:0) (P)
			04/01/25 - ASM. THIRD READING (Y:77 N:0 A:3) (P)

AB 505

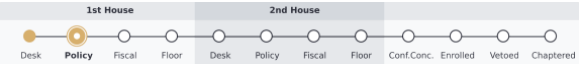
Castillo (R)

HTML

PDF

Multifamily Housing Program: Homekey: report.

Progress bar



Tracking form

Position

Watch

Bill information

Status:	02/24/2025 - Referred to Com. on H. & C.D.
Summary:	Current law establishes the Multifamily Housing Program administered by the Department of Housing and Community Development. Current 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. This disbursement program is referred to as Homekey. This bill would require the Legislative Analyst's Office to conduct an evaluation of the Homekey disbursement program described above to review the effectiveness of the program in relation to sustaining people experiencing homelessness, including, among other things, the number of housing units and projects funded since the program's inception, and the timeliness of the allocation of program funds provided to localities participating in the program, including, among other things, the average time between application submission and fund disbursement. (Based on 02/10/2025 text)

Location:	02/24/2025 - Assembly H. & C.D.	Current Text:	02/10/2025 - Introduced
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AB 590

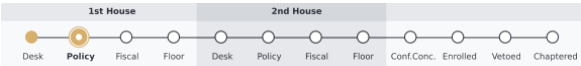
Lee (D)

HTML

PDF

Social Housing Bond Act of 2026.

Progress bar



Tracking form

Position
Watch-Opnose

Bill information

Status: 03/03/2025 - Referred to Com. on H. & C.D.

Summary: Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership, and downpayment assistance for first-time home buyers. Current law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Social Housing Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$950,000,000 pursuant to the State General Obligation Bond Law, to fund social housing programs, as specified. The bill would create the California Housing Authority, which would be governed by the California Housing Authority Board, to ensure that social housing developments that are produced and acquired align with specified goals and would authorize the authority to issue the bonds and, upon appropriation of the Legislature, utilize funds from other sources to build more low, very low, and extremely low income housing. The bill would create the Social Housing Revolving Loan Fund to be used, upon appropriation of the Legislature, to provide zero-interest loan for the purpose of constructing housing to accommodate a mix of household incomes. (Based on 02/12/2025 text)

Location:	03/03/2025 - Assembly H. & C.D.	Current Text:	02/12/2025 - Introduced
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AB 610

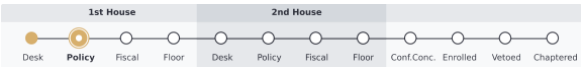
Alvarez (D)

HTML

PDF

Housing element: governmental constraints: disclosure statement.

Progress bar



Tracking form

Position
Watch

Bill information

Status: 04/24/2025 - Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.)

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Current law, commonly referred to as the Housing Element Law, prescribes requirements for a city's or county's preparation of, and compliance with, its housing element, and requires the Department of Housing and Community Development to review and determine whether the housing element substantially complies with the Housing Element Law, as specified. Current law provides that a housing element or amendment is considered substantially compliant with the Housing Element Law when the local agency has adopted a housing element or amendment, the department or a court of competent jurisdiction determines the adopted housing element or

amendment to be in substantial compliance with the Housing Element Law, and the department's compliance findings have not been superseded by subsequent contrary findings by the department or by a decision of a court of competent jurisdiction or the court's decision has not been overturned or superseded by a subsequent court decision or by statute. Current law requires the housing element to include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including, among others, locally adopted ordinances that directly impact the cost and supply of residential development. Current law also requires the analysis to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need. This bill would require the housing element to include, in addition to the above-described analysis, a governmental constraints disclosure statement, as specified. (Based on 04/10/2025 text)

Location:	04/24/2025 - Assembly L. GOV.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025

AB 648

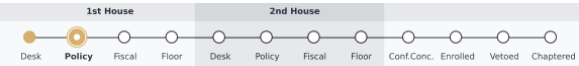
Zbur (D)

HTML

PDF

Community colleges: housing: local zoning regulations: exemption.

Progress bar



Tracking form

Position

Watch

Bill information

Status:	03/19/2025 - From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 7. Noes 3.) (March 18). Re-referred to Com. on L. GOV.
Summary:	Current law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, as one of the segments of postsecondary education in this state. Current law establishes community college districts throughout the state and authorizes them to operate campuses and provide instruction to students. This bill would exempt the construction of faculty and staff housing projects, student housing projects, and university housing development projects, as defined, from local zoning regulations of any city, county, or city and county when constructed on property owned or leased by a community college district. (Based on 02/13/2025 text)

Location:	03/19/2025 - Assembly L. GOV.	Current Text:	02/13/2025 - Introduced
		Votes:	03/18/25 - ASM. HIGHER ED. (Y:7 N:3 A:0) (P)

AB 913

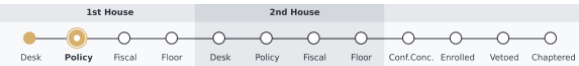
Rodriguez, Celeste (D)

HTML

PDF

Housing programs: financing.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 03/03/2025 - Referred to Com. on H. & C.D.

Summary: The Department of Housing and Community Development is required to administer various programs intended to promote the development of housing, as specified, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize the department to take prescribed action, including authorizing the transfer of excess reserves or excess operating income, as defined, from one rental housing development to another rental housing development with the same owner, as specified, and waiving payment of residual receipts or minimum annual loan payments, as provided. (Based on 02/19/2025 text)

Location: 03/03/2025 - Assembly H. & C.D.

Current Text: 02/19/2025 - Introduced

AB 1050

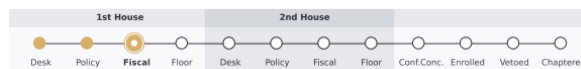
Schultz (D)

HTML

PDF

Unlawfully restrictive covenants: housing developments: reciprocal easement agreements.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.

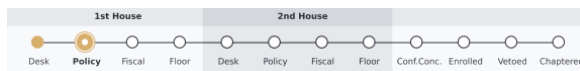
Summary: Current law provides that specified recorded covenants, conditions, restrictions, or private limits on the use of land contained in specified instruments affecting the transfer or sale of any interest in real property are not enforceable against the owner of an affordable housing development, as defined, if an approved restrictive covenant affordable housing modification document has been recorded in the public record, as provided. As part of this process, current law requires the owner to submit to the county recorder a copy of the original restrictive covenant and any documents the owner believes necessary to establish that the property qualifies as an affordable housing development and requires the county counsel to determine, among other things, if the property qualifies as an affordable housing development and if a modification document may be recorded. Current law provides that these provisions do not authorize any development that is not otherwise consistent with local general plans, zoning ordinances, and any applicable specific plan. This bill would extend those provisions to any housing development that is owned or controlled by an entity or individual that has submitted a development project application to redevelop an existing commercial property that includes residential uses permitted by state housing laws or local land use and zoning regulations and would make various conforming changes. (Based on 03/27/2025 text)

Location: 04/09/2025 - Assembly APPR. SUSPENSE FILE

Current Text: 03/27/2025 - Amended

Last Amend: 03/27/2025

Votes: 03/25/25 - [ASM. JUD.](#) (Y:9 N:1 A:2) (P)

Challenges to housing and community-serving projects.**Progress bar****Tracking form****Position**

Support Watch

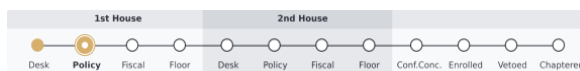
Bill information

Status: 03/19/2025 - In committee: Set, first hearing. Hearing canceled at the request of author.

Summary: Existing law provides that in a civil action brought by a plaintiff to challenge a housing development project that meets or exceeds the requirements for low- or moderate-income housing, a defendant may seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action would result in preventing or delaying the project, as specified. Existing law authorizes the court to limit the amount of the undertaking or to decline to require the plaintiff to furnish an undertaking if the court determines that, based on evidence submitted by the plaintiff, furnishing an undertaking would cause the plaintiff to suffer undue economic hardship. This bill would expand the type of civil actions for which motions for undertaking may be filed to include actions that challenge a community-serving project, as defined. (Based on 02/20/2025 text)

Location: 03/10/2025 - Assembly JUD.

Current Text: 02/20/2025 - Introduced

Regional housing needs: regional transportation plan.**Progress bar****Tracking form****Position**

Watch

Bill information

Status: 04/24/2025 - Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.) From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 9. Noes 0.) (April 24). Re-referred to Com. on L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries and requires the general plan to include, among other mandatory elements, a housing element, and requires the housing element to include, among other things, an inventory of land suitable and available for residential development. Current law requires, for the 4th and subsequent revisions of the housing element, the department to determine the existing and projected need for housing for each region, as specified. Current law requires the department, in consultation with the council of governments, to determine the existing and projected need of housing for each region at least 2 years prior to the scheduled revision of the

housing element, as provided. Current law requires the department to meet and consult with the council of governments regarding the assumptions and methodology to be used to determine the region's housing needs at least 26 months prior to the scheduled revision of the housing element, as provided. This bill, except as specified, would extend the above-described timeline for the department to determine the existing and projected need of housing for each region from 2 years to 3 years prior to the scheduled revision of the housing element, and the above-described timeline to meet and consult with a council of governments from at least 26 months to at least 38 months prior to the scheduled revision of the housing element, respectively. (Based on 04/24/2025 text)

Location:	04/24/2025 - Assembly L. GOV.	Current Text:	04/24/2025 - Amended
		Last Amend:	04/24/2025

AB 1294

Haney (D)

HTML

PDF

Planning and zoning: housing development: standardized application form.

Progress bar



Tracking form

Position

Watch

Bill information

Status:	04/23/2025 - Re-referred to Com. on L. GOV.
Summary:	The Permit Streamlining Act, among other things, 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. The act 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 would require that an application for a housing entitlement, as defined, be deemed complete upon payment of the permit processing fees and upon providing specified information, including, among other things, a description of the proposed housing development project and a list of the approvals requested by the applicant. The bill would require, on or before July 1, 2026, the Department of Housing and Community Development to adopt a standardized application form that applicants for a housing entitlement may use for the purpose of satisfying these requirements and would require, on or after October 1, 2026, a city, county, or city and county to accept an application submitted on the standardized application form. The bill would prohibit the city, county, or city and county from requiring submission of any other forms, beside the standardized application form, except as specified. (Based on 04/22/2025 text)

Location:	04/09/2025 - Assembly L. GOV.	Current Text:	04/22/2025 - Amended
		Last Amend:	04/22/2025
		Votes:	04/09/25 - ASM. H. & C.D. (Y:12 N:0 A:0) (P)

ACA 4

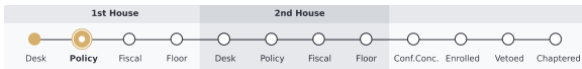
Jackson (D)

HTML

PDF

Homelessness and affordable housing.

Progress bar



Tracking form

Position
Watch

Bill information

Status: 04/24/2025 - Assembly Rule 56 suspended. (Pending re-refer to Com. on HUM. S.)

Summary: The California Constitution authorizes the development, construction, or acquisition of developments composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income financed in whole or in part by the federal government or a state public body, or to which the federal government or a state public body extends assistance, if a majority of the qualified electors of the city, town, or county in which the housing is proposed to be located approves the project by voting in favor thereof, as specified. This measure, the Housing Opportunities for Everyone (HOPE) Act, would create an account in the General Fund into which, beginning in the 2027–28 fiscal year, and each fiscal year thereafter until September 30, 2036, a sum would be transferred from the General Fund equal to or greater than 5% of the estimated amount of General Fund revenues for that fiscal year, as specified. The measure would require the moneys in the account to be appropriated by the Legislature to the Business, Consumer Services, and Housing Agency, and would authorize that agency to expend the moneys to fund prescribed matters related to homelessness and affordable housing, including housing and services to prevent and end homelessness. (Based on 01/24/2025 text)

Location:	04/24/2025 - Assembly H. & C.D.	Current Text:	01/24/2025 - Introduced
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SB 9

Arreguin (D)

HTML

PDF

Accessory Dwelling Units: ordinances.

Progress bar



Tracking form

Position
Watch Support

Bill information

Status: 04/24/2025 - Read second time and amended. Re-referred to Com. on L. GOV.

Summary: The Planning and Zoning Law provides for the creation of an accessory dwelling unit by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards. The law requires a local agency to submit an accessory dwelling unit ordinance to the Department of Housing and Community Development within 60 days after adoption. The law authorizes the department to submit written findings to a local agency as to whether the ordinance complies with the standards. If the department finds that the ordinance does not comply with the standards, the law requires the department to provide a local agency reasonable time, no longer than 30 days, to respond to its findings. If the local agency does not amend its ordinance in response to those findings or does not adopt a resolution with findings explaining the reason the ordinance complies with the standards and addressing the department's findings, the law requires the department to notify the local agency and authorizes the department to notify the Attorney General that the local agency is in violation of state law. This bill would invalidate the ordinance if the local agency fails to submit a copy of the ordinance to the department within 60

days of adoption or fails to respond to the department’s findings that the ordinance does not comply with the standards within 30 days, as described above. (Based on 04/24/2025 text)

Location:	01/29/2025 - Senate L. GOV.	Current Text:	04/24/2025 - Amended
		Last Amend:	04/24/2025
		Votes:	04/22/25 - SEN. HOUSING (Y:10 N:1 A:0) (P)

SB 52

Pérez (D)

HTML

PDF

Housing rental rates and occupancy levels: algorithmic devices.

Progress bar



Tracking form

Position

Watch-Oppose

Bill information

Status: 04/24/2025 - Read second time and amended. Re-referred to Com. on APPR.

Summary: Current law governs the hiring of residential dwelling units and requires a landlord to provide specified notice to tenants prior to an increase in rent. The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. That act, among other things, authorizes an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that meets specified criteria, subject to certain limitations. This bill would make it unlawful for any person to sell, license, or otherwise provide to 2 or more persons a rental pricing algorithm, as defined, with the intent that it be used by 2 or more persons, as specified, to set rental rates, lease terms, or occupancy rates for residential premises. The bill would make it unlawful for any person to use a rental pricing algorithm to set rental rates, lease terms, or occupancy levels for residential premises if the person knew or should have known that another person in the same or related market used or will use the rental pricing algorithm to set rental rates, lease terms, or occupancy rates for residential premises. (Based on 04/24/2025 text)

Location:	04/23/2025 - Senate APPR.	Current Text:	04/24/2025 - Amended
		Last Amend:	04/24/2025
		Votes:	04/22/25 - SEN. JUD. (Y:11 N:0 A:2) (P)

SB 63

Wiener (D)

HTML

PDF

San Francisco Bay area: local revenue measure: transportation funding.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - From committee: Do pass and re-refer to Com. on REV. & TAX. (Ayes 11. Noes 3.) (April 22). Re-referred to Com. on REV. & TAX.

Summary: Would establish the Transportation Revenue Measure District with jurisdiction extending throughout the boundaries of the Counties of Alameda and Contra Costa and the City and County of San Francisco and would require the district to be governed by the same board that governs the Metropolitan Transportation Commission, thereby imposing a state-mandated local program. The bill would authorize a retail transactions and use tax applicable to the entire district to be imposed by the board of the district or by a qualified voter initiative for a duration of 10 to 15 years, inclusive, and generally in an amount of 0.5%, subject to voter approval at the November 3, 2026, statewide general election. After allocations are made for various administrative expenses, the bill would require an unspecified portion of the proceeds of the tax to be allocated by the commission to initiatives included in a specified commission plan and to the Alameda-Contra Costa Transit District, the Peninsula Rail Transit District, commonly known as Caltrain, the San Francisco Bay Area Rapid Transit District, and the San Francisco Municipal Transportation Agency for operating expenses, and would require the remaining proceeds to be subvended directly to the counties comprising the district for public transportation expenses, as prescribed. (Based on 03/25/2025 text)

Location:	04/22/2025 - Senate REV. & TAX	Current Text:	03/25/2025 - Amended
		Last Amend:	03/25/2025
		Votes:	04/22/25 - SEN. TRANS. (Y:11 N:3 A:1) (P) 04/23/25 - SEN. REV. & TAX (Y:4 N:1 A:0) (P)

SB 262

Wahab (D)

HTML

PDF

Housing element: prohousing designations: prohousing local policies.

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Tracking form

Position

Watch-Oppose

Bill information

Status: 04/08/2025 - Read second time. Ordered to third reading.

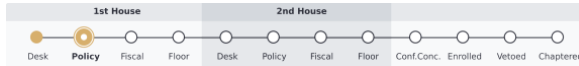
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. The Department of Housing and Community Development is required to determine whether the housing element is in substantial compliance with those provisions. Current law requires the department to designate jurisdictions as prohousing pursuant to emergency regulations adopted by the department, as prescribed. Current law requires that jurisdictions that are prohousing and that are in substantial compliance with specified provisions be awarded additional points or preference in the scoring of applications for specified state programs. Current law defines "prohousing local policies" for these purposes and specifies a nonexhaustive list of examples of those policies, including local financial incentives for housing and adoption of zoning allowing for use by right for residential and mixed-use development. This bill would include in the definition of "prohousing local policies" policies that keep people housed, and would specify additional examples of prohousing local policies under the above-described provisions. (Based on 03/19/2025 text)

Location:	04/08/2025 - Senate THIRD READING	Current Text:	03/19/2025 - Amended
		Last Amend:	03/19/2025
		Votes:	03/18/25 - SEN. HOUSING (Y:7 N:2 A:2) (P)

[SB 273](#)[Grayson \(D\)](#)[HTML](#)[PDF](#)

Surplus land.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 02/14/2025 - Referred to Com. on RLS.

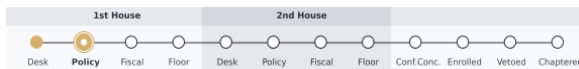
Summary: Current law declares that surplus government land should be made available for affordable housing, including near transit stations, and for parks and recreation or open-space purposes. This bill would make a nonsubstantive change to this provision. (Based on 02/04/2025 text)

Location:	02/04/2025 - Senate RLS.	Current Text:	02/04/2025 - Introduced
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[SB 315](#)[Grayson \(D\)](#)[HTML](#)[PDF](#)

Quimby Act.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/22/2025 - April 30 set for second hearing canceled at the request of author.

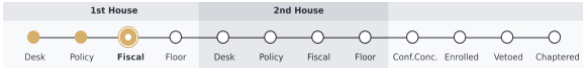
Summary: The Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. The act provides that the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide 3 acres of park area per 1,000 persons residing within a subdivision subject to the act, except as specified. This bill would additionally prohibit the proportion of the land to be dedicated, or the amount of any fee to be paid in lieu thereof, or both, from exceeding 25% of the total acreage of the subdivision, if the proposed subdivision is for infill housing. (Based on 03/17/2025 text)

Location:	03/26/2025 - Senate L. GOV.	Current Text:	03/17/2025 - Amended
		Last Amend:	03/17/2025

[SB 328](#)[Grayson \(D\)](#)[HTML](#)[PDF](#)

Hazardous waste generation and handling fees: Department of Toxic Substances Control oversight and postentitlement phase permit responses: housing development, park, or open-space projects and nonprofit entity requests.

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Tracking form

Position
Support Watch

Bill information

Status: 04/23/2025 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)

Summary: The hazardous waste control laws require the Department of Toxic Substances Control to regulate the handling and management of hazardous waste and hazardous materials. Current law, which is part of the Planning and Zoning Law, establishes time limits for a local agency, as defined, to complete reviews regarding whether an application for a postentitlement phase permit, as defined, is complete and compliant, and whether to approve or deny an application, as specified, and makes any failure to meet these time limits a disapproval of the housing development project and a violation of specified law. Upon the department receiving a request from a nonprofit entity or for a housing development project, park project, or open-space project seeking oversight of investigation, characterization, and remediation activities, or for a request from a housing development project, nonprofit entity, or park or open-space project for a postentitlement phase permit that a local agency deemed complete that requires a response from the department, this bill would require the department to provide written notice to the requestor within specified timelines regarding subsequent actions in the review process, as specified. The bill would require, for a housing development with 25 units or fewer, nonprofit entity, or park or open-space project, the department to provide the written notice within 30 business days of receiving the request. The bill would require, for a housing development with 26 units or more, the department to provide the written notice within 60 business days of receiving the request. Existing law requires a generator of hazardous waste to pay to the California Department of Tax and Fee Administration a generation and handling fee for each generator site based on the amount of waste generated, as specified. This bill would impose a maximum fee in a total amount of \$100,000 upon a generator of hazardous waste that is residential infill housing, as provided, a nonprofit, or a stand-alone park or open-space project. (Based on 04/21/2025 text)

Location:	04/23/2025 - Senate APPR.	Current Text:	04/21/2025 - Amended
		Last Amend:	04/21/2025
		Votes:	04/02/25 - SEN. E.Q. (Y:8 N:0 A:0) (P)
			04/23/25 - SEN. REV. & TAX (Y:5 N:0 A:0) (P)

SB 340

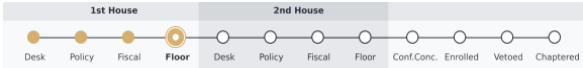
Laird (D)

HTML

PDF

General plans: housing element: emergency shelter.

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Tracking form

Position

Watch

Bill information

Status:	04/22/2025 - Read second time. Ordered to third reading.		
Summary:	Current law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Current law requires the housing element to identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, among other things. Current law requires the housing element to contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including by identifying one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. Current law requires an emergency shelter to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This bill would additionally require an emergency shelter to include all services provided onsite, including the addition or expansion of services that are consistent with certain written, objective standards. (Based on 03/17/2025 text)		
Location:	04/22/2025 - Senate THIRD READING	Current Text:	03/17/2025 - Amended
		Last Amend:	03/17/2025
		Votes:	04/01/25 - SEN. HOUSING (Y:11 N:0 A:0) (P)

SB 358

Becker (D)

HTML

PDF

Mitigation Fee Act: mitigating vehicular traffic impacts.

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Tracking form

Position

Watch

Bill information

Status:	04/11/2025 - Set for hearing April 30.
Summary:	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. Current law requires a local agency that imposes a fee on a housing development for the purpose of mitigating vehicular traffic impacts to set the rate for that fee to reflect a lower rate of automobile trip generation associated with such housing developments in comparison with housing developments without prescribed characteristics, unless the local agency adopts findings after a public hearing establishing that the housing development, even with those characteristics, would not generate fewer automobile trips than a housing development without those specified characteristics. For purposes of these provisions, current law specifies one of those characteristics is that the housing development provides either the minimum number of parking spaces required by the local ordinance, or no more than one onsite parking space for zero- to 2-bedroom units, and 2 onsite parking spaces for 3 or more bedroom units, whichever is less. For purposes of a local agency setting the rate for a mitigating vehicular traffic impacts fee, this bill would delete the provision about adopting findings after a public hearing and would, instead, require the rate for housing developments that satisfy those specified characteristics be at least 50% less than the rate for housing developments without all of those characteristics. With regard to the above-described characteristic, the bill would, instead, specify that the housing development provides no more than one onsite parking space for zero- to 2-bedroom

units, and 2 onsite parking spaces for 3 or more bedroom units. (Based on 02/12/2025 text)

Location:	02/19/2025 - Senate L. GOV.	Current Text:	02/12/2025 - Introduced
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SB 410

Grayson (D)

HTML

PDF

Common interest developments: disclosures to prospective purchasers: exterior elevated elements inspection.

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Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - From committee: Do pass and re-refer to Com. on JUD. with recommendation: To consent calendar. (Ayes 11. Noes 0.) (April 22). Re-referred to Com. on JUD.

Summary: Under the Davis-Stirling Common Interest Development Act, current law requires the board of an association of a condominium project to cause a visual inspection to be conducted, at least every 9 years, of the exterior elevated elements for which the association has maintenance or repair responsibility. Current law requires the owner of a separate interest, as defined, to provide specified documents to a prospective purchaser, as provided, and an association, as defined, to provide to the owner of a separate interest, upon request, those specified documents. Current law requires an association to distinguish and bill separately any fee charged for providing those specified documents to a separate interest owner and provides a form for billing disclosures, as provided. This bill would include in the list of documents that a separate interest owner is required to provide to a prospective purchaser the result of an inspection of any exterior elevated elements, as provided, and would modify the above-described form to reflect this requirement. (Based on 03/20/2025 text)

Location:	04/02/2025 - Senate JUD.	Current Text:	03/20/2025 - Amended
		Last Amend:	03/20/2025
		Votes:	04/22/25 - SEN. HOUSING (Y:11 N:0 A:0) (P)

SB 489

Arreguin (D)

HTML

PDF

Local agency formation commissions: written policies and procedures: Permit Streamlining Act: housing development projects.

Progress bar



Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - From committee: Do pass and re-refer to Com. on HOUSING. (Ayes 6. Noes 1.) (April 23). Re-referred to Com. on HOUSING.

Summary:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the procedures for the formation and change of organization of cities and special districts and establishes a local agency formation commission in each county consisting of members appointed as provided. The act expresses the intent of the Legislature that each local agency formation commission, by January 1, 2002, establish written policies and procedures and exercise its powers in a way that encourages and provides planned, well-ordered, efficient urban development patterns, as specified. The act requires these written policies and procedures to include forms to be used for various submittals to the commission, as provided. The act requires each commission to provide access to notices and other information to the public on an internet website, as specified, including notice of all public hearings and commission meetings. This bill would require that each local agency formation commission establish the written policies and procedures described above. The bill would require that the written policies and procedures include any forms necessary for a complete application to the commission concerning a proposed change of organization or reorganization. (Based on 04/21/2025 text)

Location:

04/23/2025 - Senate
HOUSING

Current Text:

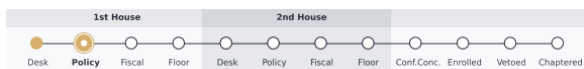
04/21/2025 - Amended

Last Amend:

04/21/2025

Votes:

04/23/25 - [SEN. L. GOV.](#) (Y:6 N:1
A:0) (P)

[SB 492](#)[Menjivar \(D\)](#)[HTML](#)[PDF](#)**Youth Housing Bond Act of 2025.****Progress bar****Tracking form****Position**

Watch-Oppose

Bill information**Status:**

02/20/2025 - From printer. May be acted upon on or after March 22.

Summary:

Would enact the Youth Housing Bond Act of 2025 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$_____ pursuant to the State General Obligation Bond Law to finance the Youth Housing Program, established as part of the bond act. The bill, as a part of the program, would require the Department of Housing and Community Development to make awards to local agencies, nonprofit organizations, and joint ventures for the purpose of acquiring, renovating, constructing, and purchasing equipment for youth centers or youth housing, as those terms are defined. This bill would provide for submission of the bond act to the voters at the November 3, 2026, statewide general election in accordance with specified law. (Based on 02/19/2025 text)

Location:

02/19/2025 - Senate RLS.

Current Text:

02/19/2025 - Introduced

[SB 522](#)[Wahab \(D\)](#)[HTML](#)[PDF](#)**Housing: tenant protections.****Progress bar**

Tracking form

Position

Watch-Oppose

Bill information

Status: 04/10/2025 - Read second time. Ordered to third reading.

Summary: The Tenant Protection Act of 2019 prohibits, until January 1, 2030, an owner of residential real property from terminating the tenancy of certain tenants without just cause, either at-fault or no-fault of the tenant. The act exempts certain types of residential real properties from that prohibition, including, among others, housing that has been issued a certificate of occupancy within the previous 15 years. This bill would exclude housing built to replace a previous housing unit that was subject to the Tenant Protection Act of 2019, was substantially damaged or destroyed by a disaster, as defined, and was issued a certificate of occupancy before that housing unit was substantially damaged or destroyed, from the above-described exemption from the just cause requirements and rental increase limits. (Based on 03/28/2025 text)

Location: 04/10/2025 - Senate THIRD READING

Current Text: 03/28/2025 - Amended

Last Amend: 03/28/2025

Votes: 04/08/25 - [SEN. JUD.](#) (Y:10 N:2 A:1) (P)

SB 611

Richardson (D)

HTML

PDF

Planning and zoning: community plans: review under the California Environmental Quality Act.

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Tracking form

Position

Watch

Bill information

Status: 04/08/2025 - Set for hearing May 6.

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA limits the review of a project under its provisions if the parcel is zoned or designated in a community plan to accommodate a particular density of development, an environmental impact report was certified for that zoning or planning action, and the project is consistent with the zoning or community plan, as specified. CEQA requires a court, if it finds that any determination, finding, or decision of a public agency has been made without compliance with CEQA, to enter an order that includes one or more specified mandates, including a mandate to void the determination, finding, or decision of the public agency. Previous law, until January 1, 2025, notwithstanding the above-described requirement for a court to enter an order under CEQA, prohibited a court in an action or proceeding to attack, review, set aside, void, or annul the acts or decisions of the local agency, including a charter city, in adopting an update to a community plan on the grounds of noncompliance with CEQA from, on the basis of that noncompliance, invalidating, reviewing, voiding, or setting aside the approval of a development project that meets certain requirements. Previous law specified that those provisions did not affect or alter the obligation for the approval of a development project that was consistent with an approved community plan update to comply with CEQA or, except as expressly provided, preclude or limit an action to attack, review, set aside, void, or annul the approval of a development project that was consistent with an approved community plan pursuant to specified law. Previous law

provided that the repeal of those provisions does not affect any right or immunity granted by those provisions to a development project that meets specified requirements before January 1, 2025. This bill would reenact those provisions, with certain changes. The bill would specify that its provisions would apply to a development project for which an application has been filed with, and accepted as complete by, the local jurisdiction on or before January 1, 2036. (Based on 04/07/2025 text)

Location:	04/03/2025 - Senate JUD.	Current Text:	04/07/2025 - Amended
		Last Amend:	04/07/2025
		Votes:	04/02/25 - SEN. L. GOV. (Y:7 N:0 A:0) (P)

SB 677

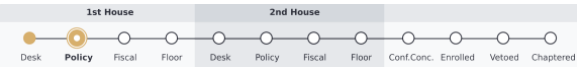
Wiener (D)

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PDF

Housing development: streamlined approvals.

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Tracking form

Position

Watch

Bill information

Status: 04/23/2025 - April 22 set for first hearing. Failed passage in committee. (Ayes 4. Noes 3.) Reconsideration granted.

Summary: The Planning and Zoning Law requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements. This bill would require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, notwithstanding any covenant, condition, or restriction imposed by a common interest development association. (Based on 04/09/2025 text)

Location:	04/09/2025 - Senate HOUSING	Current Text:	04/09/2025 - Amended
		Last Amend:	04/09/2025
		Votes:	04/22/25 - SEN. HOUSING (Y:11 N:0 A:0) (P) 04/22/25 - SEN. HOUSING (Y:4 N:3 A:4) (F)

SB 681

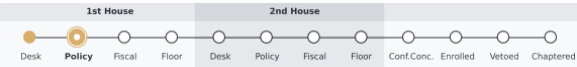
Wahab (D)

HTML

PDF

Housing.

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Tracking form

Position

Watch-Oppose

Bill information

Status:	04/24/2025 - Re-referred to Com. on JUD.		
Summary:	<p>Current law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. Current law makes void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either 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 the above-described minimum standards established for those units. However, existing law permits reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions. This bill would prohibit fees and other financial requirements from being included in the above-described reasonable restrictions. (Based on 04/10/2025 text)</p>		
Location:	04/23/2025 - Senate JUD.	Current Text:	04/10/2025 - Amended
		Last Amend:	04/10/2025
		Votes:	04/22/25 - SEN. HOUSING (Y:8 N:2 A:1) (P)

Total Measures: 40

Total Tracking Forms: 40