Active Bills Impacting Local Permitting

June 30, 2026

Provided exclusively for the California Permit Streamlining Academy (CaPSA), the California Association for Local Economic Development shares the following summaries for active legislation that impacts local government permitting.

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Advanced Manufacturing

SB 954 (Blakespear) Repeals CEQA Exemption for Advanced Manufacturing Repeals the CEQA exemption provided to advanced manufacturing facilities in last year's SB 131 Budget Trailer bill of 2025, and instead establishes a complex gauntlet of energy, siting, and labor requirements that would only apply to a narrow range of "final tier" facilities that meet numerous conditions. More specifically, this bill:

1) Expands the definition of "natural and protected lands" to include:

   a) Habitat for protected species identified as a candidate, sensitive, or species of special status by state or federal agencies.

   b) Fully protected species or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act.

2) Prohibits rezoning of land necessary to comply with Housing Element Law that would involve either of the following:

   a) A "tourism facility" defined as a hotel, resort, or other transient lodging facility.

   b) An event center of more than 100,000 square feet with more than a 10,000-seat seats.

3) Alters the existing CEQA exemption for day care centers provided in the (Budget Trailer bill of 2025) to add family day care homes, but excludes from this exemption day care centers or family day care homes constructed either:

   a) In an area zoned for industrial use, or

   b) Within 3,200 feet of a facility that actively extracts or refines oil or natural gas.

4) Eliminates the CEQA exemption provided to advanced manufacturing facilities provided in SB 131 Budget Trailer bill of 2025 and replaces it with a complex and narrow exemption for "final tier" facilities:

   a) Defines "final tier" manufacturing as that which:

      i. Performs the final assembly of components, subassemblies, or materials into a completed, market-ready product.

      ii. Integrates hardware, software, or financial systems necessary for the product's intended use.

      iii. Conducts final quality control testing, inspection, certification, or validation required for sale or distribution.

      iv. Packages or otherwise prepares the completed product for sale or distribution.

   b) Excludes from "final tier" manufacturing all the following:

      i. The production, recycling, or conservation of material into fuels, feedstocks or raw materials, or the production of equipment designed and used primarily for these activities.

      ii. The manufacture or subassembly of intermediate components that are not sold or distributed as complete end-use products.

   c) Limits the application of this exemption to only apply to advanced manufacturing facilities that are certified by the Governor (and then concurred with by the Joint Legislative Budget Committee) as in compliance with all the following:

      i. Located on land zoned for heavy industrial use as of January 1, 2026.

      ii. Not located on "natural and protected lands."

iii. More than 1,600 feet from a "sensitive receptor" as that term is defined for the recent (AB 98) warehouse bill, or 1,000 feet from a "disadvantaged community."

iv. Does not exceed the following emissions standards:

- Fifty-four pounds per day or 10 tons per year of reactive organic gases, whichever is lower.
- Fifty-four pounds per day or 10 tons per year of oxides of nitrogen, whichever is lower.
- Fifty-four pounds per day or 10 tons per year of less than 2.5-micron particulate matter.
- Eighty pounds per day or 14.6 tons per year, whichever is lower, of particulate matter less than 10 microns in diameter.
- One hundred thirty-seven pounds per day or 25 tons per year, whichever is lower, of oxides of sulfur.
- Five hundred forty-eight pounds per day or 100 tons per year, whichever is lower, of carbon monoxide.
- Ten pounds or less per day of methane.

v. The project complies with a quality community risk reduction plan or demonstrates an increased cancer risk of no more than 10 in one million and an increase in noncancer risk of less than 1.0 on the hazard index for both chronic and acute exposure for receptors within a 1,000-foot radius of the fence of the advanced manufacturing facility.

vi. The project demonstrates significant improvements over current industry standards for:

- Energy and water consumption,
- Air quality impacts, and
- Water quality impacts, including reductions to perfluoroalkyl or polyfluoroalkyl substances effluent as compared to industry baselines.

vii. The project does not cause significant adverse effects on tribal cultural resources unless an enforceable agreement is in effect.

viii. The project uses zero-emission backup generation.

ix. The project is certified as meeting LEED Gold criteria.

x. The project must pay construction workers prevailing wages and employ a skilled and trained workforce.

A lead agency is also required to hold a public hearing prior to determining that a project is not subject to CEQA (even after it has been certified by the Governor and approved by the Joint Legislative Budget Committee that it meets all of the above criteria) for purposes of ensuring that the applicant has entered into a "community benefits agreement" that contains all of the following:

1) Enforceable commitments to provide local environmental mitigation.

2) High Road employment standards, wages and job access, in conformance with guidelines developed by the state Energy Resources and Development Commission.

3) Funding for, or direct implementation of, specific community improvements or amenities that may include, but are not limited to, park and playground equipment, urban greening, enhanced safety crossings, paving roads and bicycle paths, reductions in or credits for residential utility bills, and annual contributions to a nonprofit or community-based organization that awards grants to organizations delivering community-based services and amenities.

Prohibited Approvals

SB 1367 (Cervantes) Prohibited Approval: Detention Facilities Prohibits a city (including a charter city) or a county from approving a new land use or a change in use that authorizes either the construction or use of an existing building as a detention facility. "Detention facility" is defined as either a temporary or permanent structure operated by a private entity on behalf of a governmental entity for holding either persons charged with a criminal offense or detained for civil or administrative purposes.

Inspections/Permits

AB 1679 (Mark González and Wicks) Pop-Up Businesses Requires local jurisdictions to allow "pop-up" businesses to operate in an "eligible commercial space," as defined, for up to 120 days, which may be renewed or extended by the local agency. In addition, this bill:

1) Provides that this temporary authorization shall not allow structural alterations, modification of fire-resistant elements, or change to a higher risk occupancy classification under the California Building Code.

2) Authorizes this temporary authorization to allow a limited change between Group B (Business) and Group M (Mercantile) occupancies, if the following conditions are met: the occupant load does not exceed 49 persons, except as prohibited by fire or risk classifications, no structural alteration is required, and all applicable fire, health, and safety standards are satisfied.

3) Provides that a local jurisdiction may meet these requirements through existing permitting frameworks or by creating a new authorization process.

4) Authorizes a local agency to require a pop-up business to apply for permanent occupancy if the cumulative duration exceeds 12 months within a 24-month period.

5) Provides that, upon receipt of an application for a temporary pop-up use, a local jurisdiction may temporarily suspend, defer, or modify development standards and discretionary requirements that are triggered by permanent occupancy, and shall consider temporarily suspending, deferring, or modifying the following standards and discretionary requirements.

   a) Long-term parking minimum requirements.

   b) Public improvements and dedications associated with permanent occupancy.

   c) Tenant improvement valuation thresholds triggering full building system upgrades.

   d) Discretionary land use procedures required for permanent tenancy, except those related to cannabis, adult business establishments, and alcoholic beverage sales, unless the establishment is a bona fide public eating place, as defined in Section 23038 of the Business and Professions Code.

6) Provides that nothing is deemed to exempt a property owner or tenant from public improvements or development requirements that are lawfully imposed as a condition of permanent occupancy or structural alteration.

7) Includes numerous other related conditions and limitations.

SB 1283 (Ashby) EV Charging Stations: Expanded Criteria/Deemed Approval

1) Expands definitions of electric vehicle charging stations to include a canopy or an onsite energy storage system, along with expanded definitions of "supporting infrastructure" and "electric vehicle supply equipment." Requires local agencies to adopt or amend local ordinances and related checklists by December 31, 2027.

2) Defines "canopy" as a structure with a clearance height of less than 17 feet, with a fascia width of four feet or less, and 5,000 sq. ft. or less in coverage area.

3) Defines “electric vehicle supply equipment” as a device with one or more charging ports or connectors for charging electric vehicles.

4) Details (effective January 1, 2027) an extensive list of criteria that an applicant must provide to a local agency along with an application to install an electric vehicle charging station.

5) Requires GO-Biz (effective January 1, 2027) to adopt a standardized form that applicants may use to satisfy the listed criteria. Applicants may use this standardized form when a local agency has not adopted or amended its ordinance or checklist.

6) Requires (effective January 1, 2027) that no later than 30 days after an application has been “deemed approved” (because a local agency has failed to act upon the application within the existing 15-day time limit), the local agency shall notify in writing the applicant of the date it was “deemed approved” and identify all permits and authorizations that have been granted accordingly. Provides that an applicant may proceed with construction of a “deemed approved” application in advance of receiving the letter for the local agency.

AB 2748 (Quirk Silva) Affordable Housing: EV Charging Receptacles Requires a new or existing affordable housing development (for which an application is submitted between January 1, 2025, and December 31, 2028) to comply with one of the following EV receptacle requirements:

1) Installation requirements for Level 2 or higher in specified sections of the 2025 California Green Building Standards Code, or

2) Installation requirements for Level 2 or higher in specified sections of the 2024 supplement to the 2022 edition of the California Green Building Standards Code.

AB 2619 (Papan) Data Centers: Permits and Water Use Requires a person who owns and operates a data center (as defined), when applying to a city or county for a business license, to report on the application, under penalty of perjury, a good-faith estimate of the expected water use, the anticipated source of water, and the data center’s projected volume for maximum day, maximum month, and average year. Requires the owner or operator to report past water use when renewing a business license annually. In addition, this bill:

1) Requires urban water suppliers to include in their assessment methodology for water supply reliability “the unconstrained demand for data centers, irrigation, and other large users.”

2) Requires, before January 1, 2029, the Department of Water Resources and the State Energy and Resources Development Commission to develop guidelines and best practices to maximize the use of natural resources to address the emerging and developing technology needs in California.

3) Requires, before January 1, 2029, the Department of Water Resources, in coordination with relevant state agencies, to develop guidance that cities and counties may use when assessing water-related impacts of data centers.

AB 2469 (Papan) Data Centers: Permits and Water Use Prohibits a city or county from approving a discretionary or ministerial permit for the construction of a data center, or an expansion that increases its water use, unless the applicant has provided the city/county with a comprehensive water supply assessment, and disclosures about the facility's workforce needs, composition, and wage ranges. In addition:

1) For applications submitted on or after January 1, 2028, the applicant must also provide a detailed “water scarcity plan,” as defined.

2) The applicant is also required to assume responsibility for the full cost of any required water storage, conveyance, treatment, or infrastructure.

3) States that nothing in this statute shall be construed to require a city or county to approve permits related to the construction or expansion of a data center solely because the applicant has satisfied the water assessment and related requirements.

AB 1511 (Bauer-Kahan) Data Centers: Energy Consumption

1) Requires the owner or developer of a data center, when applying for a discretionary permit, entitlement, or land use authorization for the construction or operation of a data center, to submit to the local agency best available estimates of all the following information:

   a) The expected annual energy consumption, in kilowatt-hours.

   b) The expected annual quantity of electricity generated onsite by generation type.

   c) The expected average and maximum sound levels attributable to the operation of the data center, expressed in A-weighted decibels, measured at the point along the property boundary where the average sound level attributable to the operation of the data center is highest.

2) Authorizes a local agency to use the information submitted for various purposes, including, but not limited to, land use planning, infrastructure planning, energy supply assessment, and environmental review.

3) Requires the owner of a data center to submit an extensive list of detailed energy-related information to the California Energy Commission in a manner and timeframe specified by the Commission.

4) Prohibits both local agencies and the Commission from disclosing identifiable information or energy consumption data for a specific data center customer. Provides, however, that this provision does not supersede, preempt, or otherwise limit any reporting, disclosure, or public access requirements imposed by any other law or regulation, including requirements to report the same information to the same public entities. Other related conditions apply.

AB 1621 (Wilson) Limits Permit Reviews for Housing Developments Provides that a local or state agency shall not require or request more than two plan check and specification reviews in connection with an application for a building permit for a housing development project. Stipulates that this restriction does not prohibit a state or local agency from denying a non-compliant building permit, or an applicant from requesting additional submittals. Provides that this limitation shall only affect a building permit, not any other post-entitlement phase permit.

SB 1014 (Grayson) Housing Development Projects: Preliminary Cost Estimates Authorizes an applicant for a housing development project to request a good-faith preliminary cost estimate (not legally binding) from the local agency of the required onsite or offsite facility or infrastructure improvements associated with the housing development project. This preliminary cost estimate is required to be provided to the applicant within 30 days but is not required to include any improvements that may be required by another public agency or utility, or mitigation requirements imposed through CEQA.

Provides that the local agency shall not require the construction or installation of infrastructure or facilities that were not identified in the preliminary good-faith estimate, unless the local agency finds one of the following:

1) The local agency determines, based upon substantial evidence, that the improvement is necessary to mitigate a specific impact on public health or safety.

2) The developer changes the proposed project, and the requested on-site or off-site improvement is reasonably related to the expanded scope of construction or other permitted work.

3) The improvement is required to mitigate environmental impacts under CEQA.

AB 2508 (Harabedian and Wicks) ½ Local Fee Cap: Factory-Built Housing Repeals the existing requirement for local enforcement agencies to inspect the installation of factory-built housing, and instead:

1) Authorizes a “first user” to choose whether to have a local enforcement agency or a “quality assurance agency” acting on behalf, and under the supervision of HCD, to perform the inspection.

2) If the first user chooses the quality assurance agency to perform the inspection, the first user shall cover the full cost. The local agency is prohibited from charging an inspection fee.

3) If the first user chooses a local enforcement agency, the agency is prohibited from charging more than half of what it charges for an inspection of non-factory-built housing, unless it makes a written finding and adopts a resolution that provides substantial evidence of the reasonable cost of conducting the inspections.

4) For any permitting fee for factory-built housing, prohibits a local enforcement agency from charging more than 50% of the equivalent permitting fee for non-factory-built housing, unless it makes a written finding and adopts a resolution that provides substantial evidence of the reasonable cost to conduct to review associated permits.

5) Declares this issue a matter of statewide concern, and thus also applicable to charter cities.

AB 1693 (Zbur) Retailer Tenant Improvements Requires a local building department to allow, upon request from an applicant for a permit for retail tenant improvements, a qualified professional certifier (licensed architect or engineer) to certify under penalty of perjury, at the applicant's expense, compliance with all applicable building, health, and safety codes, including, but not limited to, building standards approved by the California Building Standards Commission and local building standards. Local agencies are required to approve or deny these applications within 20 days. Penalties for violations or false statements by a certifier include revocation of professional state licenses. Local governments are authorized to require professional certifiers to register with the city, undergo local training, and meet other requirements. This bill is patterned closely after a law approved in 2025 for restaurant tenant improvements.

AB 1738 (Carrillo) Remote Inspections: Single- and Two-Family Dwellings

1) Declares that the oversight of permitting and inspection is a statewide concern and not a municipal affair, and thus, this legislation also applies to charter cities.

2) Requires cities and counties to offer, upon request of a homeowner or contractor, with approval of the homeowner, remote inspections of various improvements to single- and two-family dwellings for the following types of building improvements and installations:

   a) Installation of residential heat pump water heaters and HVAC systems. Reviewing any associated upgrades of main electrical service panels remotely is optional for the local agency.

   b) Residential reroofs.

   c) Photovoltaic and energy storage systems.

   d) Smoke and carbon monoxide detectors.

3) Applies this requirement to:

   a) Cities exceeding 50k population, and counties exceeding 150k population, on January 1, 2028.

   b) Cities between 5k to 50k population, on July 1, 2028.

   c) Exempts cities with a population of less than 5k and counties with a population of less than 150k from this requirement.

4) Requires the remote inspection to be offered at no greater cost and no greater delay than an in-person inspection.
5) Requires the remote inspection (at the discretion of the local inspector) to be performed either by videoconferencing or with photos and videos.
6) Authorizes a local agency to adopt reasonable protocols to ensure the adequacy of the inspection, including verifying proof of the location and viewing the work performed. Authorizes the inspector to terminate the remote inspection and conduct an in-person inspection to ensure compliance with applicable codes.

7) If the homeowner/contractor fails an inspection, the local inspector may conduct future inspections in person. If a homeowner/contractor is found to have willfully misrepresented the work, the local agency may ban them from any further remote inspections for 6 months for a first offense, and one year for a second. Local agencies may also pool information with neighboring agencies on homeowners and contractors subject to local bans.

AB 2418 (Mark González) Nonresidential Building Permits: Expedited Reviews/10-Day Inspection Requirements This bill makes several changes in statute affecting the options for an applicant for a non-residential building permit, when they are informed by the local building department that there will be (or they experience) an “excessive delay.” This law applies to a local agency’s review of new building or tenant-improvement plans for nonresidential buildings (other than hotels or motels) up to three stories in height for compliance with local codes and ordinances. In brief, this bill:

1) Reduces the time amounting to an “excessive delay” from 50 to 30 days after submittal of a complete application.

2) Narrows the nonresidential building permits subject to this provision to tenant improvements in Group B (Business) occupancy, with a maximum occupancy load of 49 persons. Buildings cannot exceed three stories in height, and no floor for human occupancy can be more than 40 feet above ground. Stipulates that this provision does not apply to a health facility or a public building.

3) Authorizes an applicant, if they have been informed by the local agency that there will be a delay (or they experience a delay) of more than 30 days, and the local agency determines that there are no (contracted) private entities available to perform the service, that the applicant can (after notifying the local agency within five business days) contract with a “qualified professional provider” (defined as a licensed architect or engineer who holds specified certifications, and has no financial interest in the project) to perform the plan review.

4) Requires the applicant to indemnify and hold harmless the local agency from any damages arising from property damage or personal injury in accordance with plans checked by a qualified professional provider.

5) Provides that the use of a qualified professional provider shall be strictly temporary in nature, and nothing in this legislation shall be construed to authorize the displacement of public employees. Prohibits local agencies from reducing, eliminating, or failing to fill budgeted positions as a result of using private professional providers.

6) Requires the qualified professional provider to prepare an affidavit, under penalty of perjury, stating whether the plans comply with the applicable codes and local ordinances, along with any modifications to plans and specifications necessary to comply. If corrected plans are required, they may be submitted to either the local agency or the qualified professional provider for review.

7) Requires the local agency, within 10 days, to either issue the building permit or notify the applicant of the modifications and specifications (either identified by the professional provider, and/or the local agency) deemed necessary to comply.

8) Applies a legislative 10-year sunset date, of January 1, 2037, to these provisions.

9) Authorizes a local agency to:

i. Limit the size of an eligible non-residential building to no less than 10,000 square feet.

ii. Specify the types of eligible businesses or occupancy.

iii. Establish a list of qualified private professional providers. If no such list has been established, the applicant may choose their own qualified provider.

iv. Establish its own permit self-certification program under different terms, as long as it does not conflict with this law.

v. Adopt fees for filing applications for non-residential building permits pursuant to this law, provided that they do not exceed the amount reasonably required for the local agency to issue permits pursuant to this law. Requires the local agency to post a schedule of applicable fees on its website.

10-Day Inspection Requirement: Requires a local agency to conduct a final inspection of permitted work within 10 days of receiving a notice of completion for the following types of non-residential occupancies:

a) Assembly: A1 through A5 occupancy groups.

b) Business

c) Educational

d) Factory and Industrial

e) Mercantile

f) Storage

g) Utility and Miscellaneous

AB 1915 (Gabriel and Wicks) Restaurant Equipment Permitting, Code, and Food Safety Requirements

1) Requires a local building department to allow, upon request from an applicant for a permit for a "like-for-like" equipment installation for a restaurant, a "qualified licensed contractor certifier" (who is a licensed contractor in good standing, $2 million in liability insurance, and at least five-year's experience installing restaurant equipment) to certify under penalty of perjury, at the applicant's expense, compliance with all applicable building, health, and safety codes in effect at the time of installation and that it is a like-for-like equipment installation. Local agencies are required to approve or deny these permit applications within 10 days. Penalties for violations or false statements by a certifier include disciplinary action by the Contractors State License Board. The applicant is required to indemnify the local agency from any damages arising from negligent or false certifications.

2) Requires the Building Standards Commission to adopt a variety of changes to the codes that provide additional flexibility to restaurants in specified circumstances associated with requirements for restrooms, drinking fountains, dishwashers, and the installation of mechanical venting hoods.

3) Makes other modifications to state food-safety statutes involving food preparation, grease traps, water temperature in handwashing facilities, pass-through window service openings, and temporary food facilities.

SB 908 (Wiener) Residential Window Replacement Declares residential window replacement a matter of statewide concern and not a municipal affair, making this also applicable to charter cities, due to the need to reduce energy consumption and achieve the state's climate goals. In brief, this bill:

1) Requires a city or county to administratively approve, without a public hearing, a window replacement project.

2) Prohibits a local agency from denying a proposed window replacement project unless it can make findings under substantial evidence that the replacement would have a specific, adverse impact on public health or safety. Any conditions imposed by the local agency must be limited to objective conditions necessary to mitigate those identified impacts.

3) Prohibits the governing documents of a common interest development (homeowner's association) from limiting or prohibiting an owner from replacing existing windows with new ones that meet or exceed the requirements of the California Energy Code.

4) Provides that the bill applies only to the replacement of windows, of the same size and location, in existing single-family and multifamily structures, and the installation complies with all applicable building codes.

5) Prohibits the bill from being applied to structures listed on the State Historic Resources Inventory, or a local historic inventory – except for those structures designated as historical primarily because of age — provided that the historical designation for the property occurred prior to the date the application for the window replacement project is submitted.

SB 222 (Wiener) Permitting: Electric HVAC and Water Heating Systems Expedites the permitting of electric, heating, venting and air-conditioning (HVAC) and residential heat pump water heater systems. This bill does not apply to new construction.

<u>Legislative Intent:</u>

1) Declares that it is the policy of the state to promote and encourage the use of zero-emission water and space heating/cooling systems and limit obstacles to their use.

2) Provides that each state entity, including the State Energy Resources Conservation and Development Commission and the Department of Housing and Community Development, should streamline codes and standards compliance processes with the intent of increasing permitted work without undermining the integrity of the code measures, especially when it comes to appliance retrofits.

3) Declares that the oversight of permitting for residential heat pump water heater, or heat pump heating, ventilation, and air-conditioning (HVAC) systems, is a matter of statewide concern and not a municipal affair, and thus this legislation also applies to charter cities.

4) Declares legislative intent that local agencies do not adopt ordinances that create unreasonable barriers or restrictions affecting the installation of heat pumps.

5) Declares legislative intent that local agencies comply with provisions but also encourage the installation of residential heat pump systems by removing obstacles to, and minimizing costs of, permitting, so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations.

<u>Local Applications for State Funding:</u> Requires a city or county that applies to receive any funding from the State Energy Resources Conservation and Development Commission to self-certify to the commission its compliance with any applicable provisions of this law.

<u>"Asynchronous" Inspections:</u> Requires cities and counties to begin adopting and offering asynchronous inspections for installations of residential heat pump water heaters or heat pump HVAC systems on or after July 1, 2027. "Asynchronous" inspections are those that do not require the licensed contractor and building inspector to be simultaneously present during the inspection. This process:

1) Provides that a building inspector may contact the contractor by telephone call or real-time video conferencing during the inspection.

2) Provides that if a building inspector determines during an asynchronous inspection that there is an issue, the contractor must be present to perform tests or cure the installation or schedule an additional in-person inspection.

3) Provides that a building inspector may require the contractor to be present if necessary to access the system for inspection.

4) Provides that nothing in this provision shall be construed to require a city or county to discontinue offering inspections where the contractor and inspector are both present.

<u>Requires a Single Permit:</u> Limits cities and counties, beginning January 1, 2028, to requiring up to one administratively approved permit per installation of a residential heat pump water heater or heat pump HVAC system, with two exceptions:

1) Excludes from this limitation permits for an electrical panel or required structural work associated with an installation.

2) Authorizes more than one permit to be required if the building official makes written findings based upon substantial evidence that the proposed installation would have a specific, adverse impact on public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Planning, Zoning and Workforce Standards: Limits cities and counties to imposing the following planning, zoning and workforce standards associated with a permit for a residential heat pump water heater or heat pump HVAC system:

1) Setbacks cannot exceed 3 feet in side and backyards, or 10 feet in front yards.

2) Site plans, if required, must be limited to information that is directly relevant to the installation or determining setback compliance and are prohibited from being required for equipment swap-outs.

3) Locals may apply local “reach” codes that exceed the state’s minimum energy and green building codes.

4) Local standards to regulate noise in a residential setting for inverter-based heat pump technologies, not to be less than 15 decibels higher than any statutory maximum regulating decibel limits for non-inverter-based technologies.

5) Local workforce standards can include the application of prevailing wages.

No Permits and Inspections for “Plug-In” Systems: Prohibits a local agency from requiring a permit or inspection for plug-in ready window air-conditioner or window heat pump HVAC systems, provided that all of the following requirements are met:

1) The appliance is self-contained and has a voltage rating of 120 volts or less.

2) The installation does not require a dedicated circuit or an upgrade to an electrical panel.

3) The installation does not require drainage or structural modifications.

Online, Automated Permitting Process: Requires cities and counties, beginning July 1, 2028, to implement an online, automated permitting process to issue permits, in real time, to licensed contractors to install a residential heat pump water heater or heat pump HVAC systems that meet all the following criteria:

1) Authorizes a local agency to use various methods to comply with this requirement, including, but not limited to, an automated platform that can issue permits in real time or using an online form-based system that can instantly issue permits upon completion of the online form.

2) Requires the local agency to allow an applicant to submit a permit application and associated documentation electronically and accept electronic signatures on all forms, applications, and other documentation.

3) Prohibits a local agency from requiring duplicative information, other than the applicant’s name and address, if the agency also requires a CF1R (a mandatory state energy compliance form) at the time of the permit application,

4) Limits the permits to swap-outs that do not require panel replacement or structural work, and where the contractor certifies under penalty of perjury that they have performed a load calculation to properly size the new residential heat pump HVAC equipment per the applicable state requirements and provides the load calculation to the local authority having jurisdiction upon request.

5) Indemnifies the local agency from all liabilities and immunities associated with the issuance of any permits through an online, automated permitting platform and any inspections conducted in connection with those permits.

Publishing of Local Requirements and Fees: Requires cities and counties to publish on their website a list of the requirements, permitting documentation, and all relevant fees that may be imposed for the installation of a residential heat pump water heater or heat pump HVAC system. Exempt from this requirement are cities with a population of less than 5,000 and counties with fewer than 150,000 persons, including each city within that county.

Caps on Local Fees: Imposes the following caps on local agency fees for a residential heat pump water heater or heat pump HVAC systems:

1) $150 for a residential heat pump water heater system.

2) $200 for a residential heat pump HVAC system.

3) Provides that the above caps shall not be construed to apply to technology fees charged by third-party vendors for services adopted by jurisdictions to process compliance checks and issue permits.

4) Exempts from this fee cap requirement cities with a population of less than 5,000, and counties with fewer than 150,000 persons, including each city within that county.

5) Authorizes a local agency to charge a permit fee for the installation of a residential heat pump water heater or a heat pump HVAC system that exceeds the fee limits specified (above), if the local agency, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit, and is subject to the following requirements:

   a) The fee shall correspond to the typical reasonable cost demonstrated by the city or county for the equipment type.

   b) The fee shall be set at a regular fixed amount per appliance type.

   c) The fee shall be listed publicly.

   d) A city or county shall not apply additional charges above the publicly listed fee.

Homeowner Associations: Prohibits the governing documents of a common interest development (homeowner's association) from limiting or prohibiting an owner from either:

1) Replacing a fuel-gas appliance with an electric appliance in conformance with applicable state and local codes, or

2) Installing a residential heat pump water heater, or heat pump HVAC system.

3) Prohibits a common interest development (homeowner's association) from prohibiting or restricting a member from installing, upgrading, or using a residential heat pump water heater, or a heat pump HVAC system. Prohibitions also include:

   a) Charging a fee associated with the replacement.

   b) Requiring the owner to use a specific contractor or product.

   c) Requiring the removal or prohibiting the upgrade of a system.

4) Provides that nothing in these limitations shall prohibit an owner from being responsible to any damage to the common area associated with the system's installation, operation, maintenance, or removal.

AB 649 (Lowenthal) Disabled Access: Small Business Right to Cure Establishes a six-year shield from liability for statutory damages for small businesses, of 25 employees or less, which have addressed within specified time periods all accessibility issues identified in an inspection report from a certified access specialist (CASp). Numerous additional details and conditions apply.

AB 1684 (Ward) HOA's Cooling Systems Prohibits the governing documents of a common interest development (homeowner's association) from limiting or prohibiting an owner from upgrading, replacing, or installing a "cooling system," defined to mean a portable air-conditioning unit, window air conditioner, swamp cooler, evaporative cooler, cooling fan, heat pump, or any other related technology that reasonably creates an internal cooling benefit. Exposes an association that willfully violates this provision to a $2,000 fine, plus awards attorney's fees to the prevailing party.

Subdivisions/Parcels

SB 1169 (Grayson) Tentative Map Extension Extends the expiration date for an approved, or conditionally approved, tentative map from two to four years. Extends the allowable time that a local agency may extend the expiration of a tentative map from two to three years. States that the bill addresses an issue of statewide concern and, thus, is also applicable to charter cities.

AB 1834 (Patel) Parcel Maps for Mixed-Use Development Amends the Subdivision Map Act to provide that a parcel map (rather than a subdivision map) is required for a parcel of land having approved access to public street or highway and comprises part of a tract of land zoned for mixed use development, inclusive of mixed use developments containing residential uses, and which has the approval of the governing body as to street alignments and widths.

AB 2005 (Ahrens) Single-Family Lot Split: Owner-Occupancy Modifies the existing owner-occupancy requirement that applies when a single-family lot is proposed to be divided into two parcels, with up to two units permitted on each parcel. Subject to a five-year sunset date, this bill expands (in two ways) upon the requirement that an applicant proposing a lot split of the original parcel must sign an affidavit committing to live on one of the parcels for three years:

1) Clarifies that the applicant for a lot split can be an LLC (except in areas affected by the Palisades or Eaton fires) or the trustee of a living trust, and

2) Provides that if the applicant declares that it is their intent to sell the parcels, they require, as a condition of sale, that the new homebuyer commit that one of the units on each parcel be occupied by the homebuyer for three years following the date of purchase.

SB 1116 (Caballero) Small Subdivisions: Ministerial Approval Amends and expands existing law, which requires a local agency to ministerially approve tentative and final maps for a multi-family or single-family housing development resulting in 10 or fewer parcels that meet numerous conditions (applicable to applications filed on or after January 1, 2027). In brief, the changes made by this measure:

1) Allow a remainder parcel to be sold if it meets the minimum parcel size in the local zoning ordinance.

2) Reduce the minimum size of newly created parcels from 600 to 480 sq. ft. for a multifamily parcel, and from 1,200 to 960 sq. ft. for a single-family parcel.

3) Expand the definition of vacant lots zoned for single-family development by replacing the term "uninhabitable" with a cross-reference to structures meeting various Civil Code definitions of "untenantable" dwellings.

4) Eliminate the five-acre limitation for parcels zoned for multifamily use and instead reference a broader definition applicable to a CEQA exemption that defines an infill parcel.

5) Replace the requirement that a single-family parcel must be "substantially surrounded" by qualified urban uses with references to a broader definition applicable to a CEQA exemption in statute that defines an infill parcel.

6) Limit the application of local "objective" subdivision, zoning, or design standards that would physically preclude these developments, or impose a front setback of more than 10 feet.

7) Require local agencies to approve or deny applications for a final map within 60 days, or it is deemed approved.

Annual Local Plan Reports: This measure also significantly expands the information required in local annual planning reports.

SB 1090 (Pérez) Lot-Split Exclusions: 2025 Eaton (Altadena) Fires Excludes the application of three recently enacted laws allowing urban lot splits (subject to ministerial approval) from being applied (for applications submitted between January 1, 2027, and before January 7, 2030) to parcels within zip codes that were subject to the 2025 Eaton Fire in Altadena. The laws excluded are:

1) Sec. 65852.21 allowing the approval of a duplex on a single-family lot.

2) Sec. 66499.41 allowing a single-family lot to be split into two parcels with two units constructed on each parcel.

3) Sec. 65852.28 and Sec. 66499.41 allow small single-family and multifamily parcels to be subdivided into up to 10 parcels.

Includes an exception in this bill for a 100% affordable housing project meeting numerous conditions.

SB 677 (Wiener) Tentative Map Appeals and Private Activity Bonds

1) Tentative Map Appeals: Limits the ability of a person who is "adversely affected" by the approval of a tentative map affecting a housing development project, meeting specified conditions on specified sites, to appeal a decision by a local advisory agency or appeal board to the legislative body. More specifically, this bill excludes any person who is "adversely affected" by the decision on a tentative subdivision map made by either an "advisory agency" or "appeal board" from filing an appeal of the decision to the legislative body, if the decision relates to a housing development project that meets all of the following conditions:

i. On an "infill site."

ii. Served by a public water system and municipal sewer.

iii. Within either:

- An incorporated city that includes some portion of an "urbanized area."
- An "urban cluster" or "urbanized area" in a county with more than 250K. Not located on a site that meets numerous specified conditions contained in Sec. 65913.4, which was originally enacted by SB 35 (Wiener) of 2017, except for the following:
- Sites within the Coastal Zone that are not zoned for multifamily housing.
- A hazardous waste site that meets specified cleanup standards.
- A flood hazard zone subject to a 1% annual chance of a 100-year flood, if the development proponent is able to satisfy applicable federal criteria.
- Lands identified for conservation in an adopted natural community conservation plan.
- Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies.

iv. Provides that this limitation on appeals to the legislative body does not apply to:

- An applicant, subdivider, tenant in the case of residential conversion projects, or advisory agency otherwise authorized to file an appeal under applicable law.
- A public agency or a public official acting within the course and scope of their employment.

v. Housing Disapprovals: Private Activity Bonds: Provides that a local agency is deemed to "disapprove a housing development project" pursuant to the Housing Accountability Act if it fails to take any of the following actions involving a housing development project, which includes the issuance of tax-exempt private activity bonds:

• Have a public hearing,

• Provide the approval of the applicable elected representative of the governmental unit.

• Take any other action required of the local agency by Section 1.147(f)-1 of Title 26 of the Code of Federal Regulations to facilitate the issuance of tax-exempt private activity bonds for the housing development project.

Housing Planning

AB 2002 (Solache) Regional Early Action Planning Fund Creates the Regional Early Action Planning (REAP) Fund to provide councils of governments (COGs), regional entities, and jurisdictions with grants for planning and other activities to help those entities meet the upcoming seventh and subsequent cycles of the regional housing needs assessment (RHNA). Among the approved uses for these funds allocated to a local jurisdiction for housing-related planning activities are: "technical assistance in improving housing permitting processes, tracking systems, and planning tools." Should this legislation be enacted, funding to implement it will require a future appropriation by the Legislature.

AB 748 (Harabedian) Pre-Approved Housing Plans Requires each city or county to develop a program for the preapproval of building plans for single-family homes and multifamily projects between 2-12 units and requires by-right approval within 30 days of units developed consistent with pre-approved plans. Cities with populations of more than 25,000 and counties with populations of more than 250,000 must adopt the program by July 1, 2027, and smaller jurisdictions by January 1, 2029. In brief, this bill:

1) Requires every local agency to establish a preapproved housing plan program for single-family homes and multifamily projects between 2 and 12 units.

2) Provides that the program does not apply to plans intended for use in master-planned communities, planned unit developments, or similar large-scale subdivisions of land for the construction of multiple new housing units.

3) Requires local agencies to approve or deny applications for preapproved plans consistent with applicable state and local housing regulations.

4) Authorizes a local agency to also admit plans that were developed and preapproved by the local agency, and may also voluntarily accept and admit preapproved plans, allowing greater densities.

5) Authorizes local agencies to charge review fees, consistent with the dwelling's size.

6) Requires preapproved plans to be published on the local agency's website, along with contact information for the applicant who proposed the plan. Provides that the local agency shall not be responsible for the accuracy of the contact information provided and shall remove a plan from the website within 30 days of an applicant's request.

7) Provides that publishing the plans by the local agency shall not be considered:

   a) An endorsement of the applicant, or

   b) Approval of the applicant's single-family or multifamily units.

8) Requires local agencies to approve or deny proposed projects using the pre-approved plans provided that:

   a) The lot meets the soil conditions, topography, flood zone, zoning regulations, and design review standards for which the preapproved plan was designed, and

   b) The plan for the unit/units are either:

      i. Based on a plan that was preapproved by the local agency within the current triennial California Building Code rulemaking cycle, or

ii. Based on a plan that is identical to a plan used in an application for a single-family or multifamily unit that the local agency approved within the current triennial California Building Code rulemaking cycle.

9) Requires, beginning April 1, 2028, large jurisdictions (cities over 25k, and counties over 250k) to include in their annual planning report to the Department of Housing and Community Development the number of units built using preapproved plans. Small jurisdictions (cities with fewer than 25k and counties with fewer than 250k) must include this information in their reports beginning April 1, 2030.

10) Declares this measure a matter of statewide concern, and thus applicable to charter cities.

Housing Development Projects

AB 1710 (Carrillo and Wicks) Housing Developments: Consistency with the PSA Declares, for purposes of the Permit Streamlining Act (PSA), that a housing development project (as defined under the Housing Accountability Act, Gov. Sec. 65589.5) or an emergency shelter (as defined in HSC 50801), shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision adopted or implemented by a public agency if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. Provides that this provision shall not apply to any portion of a housing development project that is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

SB 1085 (Durazo) Large Housing Projects: Water Supply Assessments Requires a city or county, upon receipt of a preliminary application for a large housing development of 500 units or more (Sec. 10912 Water Code) that qualifies for the CEQA exemption (Sec. 21080.66 PRC) to, within 15 days, request the applicable public water system to declare whether the projected water demand associated with the project was included as part of its recently adopted urban water management plan.

1) Requires the public water system to respond within 45 days and stipulates that the public water agency is not required to approve the assessment at a public meeting. If the public water agency fails to comply with this deadline, the city or county may seek a writ of mandamus to compel compliance. This expedited assessment requirement also applies to projects submitted in compliance with the following two housing streamlining laws: SB 35 (Wiener) of 2017, and the Affordable and High Roads Jobs Act of 2022.

2) Declares that this water supply assessment is part of an "informational document" and not a final agency action subject to judicial review, except for either:

i. A challenge to a local agency's certification of an environmental document related to a housing development project, or

ii. A challenge to a city or county's approval or disapproval of another large project subject to the water supply assessment (Sec. 10912 Water Code).

3) Provides that nothing in "this part" shall subject a housing development project to discretionary review or the requirements of CEQA if the project is required by state law to be permitted ministerially.

AB 1751 (Quirk Silva and Wicks) Ministerial Approval: Townhomes Requires local agencies to ministerially approve (without discretionary public hearings) townhome development projects, and related subdivision or parcel maps, consistent with local objective standards and other criteria. These projects must meet specified density thresholds and be located on parcels zoned for multifamily housing or on an "underutilized" single-family zoned site. This proposal is extremely detailed, with many requirements, prohibitions and conditions. If enacted, it will require a much more detailed description.

AB 2118 (Hoover) Affordable Housing and High Road Jobs Act of 2022: Mixed Use Provides that local objective standards cannot prohibit or otherwise limit mixed-use development in a housing development project submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022. Makes other minor technical and clarifying changes.

AB 2074 (Haney) Regional Transit Hub Districts in Cities Over 400K Population Requires cities over 400k population and with at least two transit-oriented development stops to designate downtown transit hub districts (ranging from 0.5 to 1.5 square miles) where qualifying housing developments (constructed at a minimum 60 units per acre with maximum building heights up to 450 ft, with up to 13% of units dedicated to low income households) are allowed "by right," subject to prevailing wage and related labor requirements, and establishes a state revolving loan fund (that would be subject to a future appropriation) to support their construction.

SB 722 (Wahab and Wiener) TOD Development: Mobile home and RV Parks Exempts parcels used for mobile home parks and recreational vehicle parks from being eligible for the construction of high-density housing developments near transit stations authorized by SB 79 (Wiener) of 2025.

SB 1361 (Durazo) TOD Development: Local Prohibited Actions Prohibits a city or county with an existing or planned transit-oriented development stop subject to SB 79 (Wiener) of 2025 from doing any of the following:

1) Requesting a transit agency to reduce service provided to the transit-oriented development stop, remove a transit-oriented development stop, or remove a dedicated transit lane so that SB 79's requirements do not apply.

2) Conditioning or withholding an approval or review of a project, or withholding or withdrawing support for a funding application, on the basis of the impacts of additional height or density available to a transit-oriented housing development project as required by SB 79.

Density Bonus Law

AB 2433 (Alvarez) Density Bonus Law Proposes major revision to Density Bonus Law (DB Law), including the following:

1) Automatically applies the law whenever an applicant proposes a housing development that meets one of the existing DB Law's affordable categories.

2) Requires developers of for-sale units to receive two additional concessions and incentives.

3) Declares, notwithstanding any other law, if a housing development project satisfies the CEQA exemption for housing project included in last year's Budget Trailer Bill (21080.66 PRC), and is eligible for a density bonus, the project shall be a use "by right" and subject to ministerial review.

4) Provides that density bonus, incentives or concession, and waivers or reductions of development standards shall be permitted on sites within the same housing development, but allows:

   a) The density bonus to be permitted anywhere in the geographic areas of the same housing development, including areas outside of the areas where the units for the lower-income households are located.

   b) The incentives, concessions, and waivers or reductions to be permitted anywhere in the geographic areas of the same housing development, including areas outside of the areas where the housing units are located.

5) Provides that granting concessions, incentives, waivers or reductions shall not be discretionary.

6) Provides that if an applicant elects to use the maximum floor area of the site for residential use to calculate the gross residential density, then a "density bonus" shall also mean an increase in the floor area ratio of the site.

SB 1383 (Arreguín) Density Bonus Law: Labor Standards Excludes the reduction or modification of a "labor standard," meaning any legal requirements regarding wages paid, hours worked, and other conditions of employment, from being considered a local reduction or regulatory incentive under Density Bonus Law.

California Environmental Quality Act (CEQA)

SB 172 (Gabriel) (Budget Trailer Bill) Fees for State Clearinghouse Submissions Includes a provision that authorizes the Governor's Office of Land Use and Climate Innovation (GO-LCI) to charge fees for the submission of CEQA documents to offset the cost of operating the CEQA Clearinghouse database. Permits GO-LCI to include additional planning, permitting, funding, and procurement information in the database "for the purposes of facilitating efficient and informed decision-making by public agencies and members of the public."

AB 1997 (Lee) 30-Day Post-EIR Approval/Disapproval for Specified Affordable Housing Projects Requires a lead agency (under the Permit Streamlining Act) to approve/disapprove an affordable housing development within 30 days of certifying an EIR for a housing development project that meets all the following conditions:

1) 90% of the units are reserved for low or extremely low-income households, and the units meet specified rent and affordability levels.

2) Prior to the application being deemed complete, the lead agency received written notice that an application has (or will be) made for tax credits, bonds, or other financial assistance from a public or federal agency, and that the approval of the project by the lead agency is a prerequisite necessary to obtain financing to ensure that the units are affordable.

3) Confirmation is provided that the applicant has filed the application with a public or federal agency prior to the certification of the EIR.

SB 887 (Padilla) Data Centers Declares that CEQA shall apply to the issuance of entitlements related to the development and operation of data centers. Prohibits data centers from qualifying for an exemption pursuant to CEQA guidelines. Provides that in order to qualify as an "environmental leadership development project" (a program which allows the Governor to approve certain large-scale projects that meet certain environmental criteria and pay prevailing wages to construction workers) a data center must be certified by a lead agency as meeting numerous conditions. Requires the State Energy Resources Conservation and Development Commission to develop uniform statewide standards for applicable to data centers, including requiring regular compliance reporting and enforcement proceedings in the event of noncompliance.

AB 2152 (Mark González and Wicks) CEQA Streamlining for Essential Local Fire Station Projects Deems an "essential local fire station project" of a city, county, or fire district to plan, design, construct, rehabilitate, maintain or acquire property for a fire station, that meets specified site conditions and labor standards, to be eligible for judicial streamlining that would require any action (lawsuit) to challenge the certification of an EIR for the project to be resolved by the Courts within 365 days, with the project applicant responsible for reimbursing related costs incurred by the Courts.

AB 2231 (Ahrens) CEQA Streamlining for Essential Hospital Projects Expedites the construction of "essential hospital projects" in the cities of Emeryville and Santa Clara due to the increasing financial losses hospitals expect to experience due to declining reimbursements for medical care due to the recent enactment of HR 1 at the federal level. To be eligible for this streamlining, the project's commitments include delivering $1 billion in total investment, constructing quality facilities that meet LEED Gold standards, creating 500 prevailing-wage construction jobs, and entering into community benefits agreements with additional detailed mitigation measures. In response, these projects will be eligible for various environmental streamlining measures, including judicial streamlining that would require any action (lawsuit) to challenge the certification of an EIR for the project to be resolved by the Courts within 270 days, with the project applicant responsible for reimbursing related costs incurred by the Courts.

SB 1326 (Wahab) CEQA: Tribal Cultural Resources Increases the deference to California Tribes when a lead agency is determining and mitigating impacts to tribal cultural resources, as follows:

1) Includes a sanctified cemetery, cemetery, or burial area of as an area of cultural value to a California Native American Tribe.

2) Expands the existing list of resources where a tribal cultural resource may be identified to include:

a) The National Register of Historic Resources.

b) The Native American Heritage Commission.

c) A local tribal register provided to the lead agency by a Consulting California Native American Tribe.

d) A resource determined by a lead agency to be significant pursuant to criteria contained in statute for considering a listing by the California Register for Historical Resources, and includes:

i. Resources associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

ii. Resources associated with the lives of persons important in our past.

iii. Resources which embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

iv. Resources which have yielded, or may be likely to yield, information important in prehistory or history.

3) Defines tribal cultural resources as a separate category from "cultural resources" and "archaeological resources," which may not be appropriate in identifying tribal cultural resources. Provides that if archaeological methods and standards are used in the identification of tribal cultural resources, instead of tribal methods and standards or tribal traditional knowledge submitted by a California Native American tribe during tribal consultation, the lead agency shall explain its decision, supported by substantial evidence, in the environmental documents for the project.

4) Provides that a lead agency "shall," when feasible, adopt mitigation measures to minimize or avoid adverse impacts on tribal cultural resources.

5) Expands the existing list of statutory options to mitigate impacts to tribal cultural resources to include:

a) Reburying or relocating on the project property to a location that will be protected from further disturbance or harm in perpetuity.

b) Relinquishing the resource to the tribe.

c) Providing the tribe access to the resources for various cultural practices.

6) Provides that the consulting tribe may identify culturally appropriate mitigation measures, which the lead agency shall consider and incorporate, to the extent feasible, in developing mitigation and treatment measures.

7) Requires avoidance and preservation of the tribal cultural resource in place to be considered when requested by the consulting California Native American tribe. If avoidance and preservation of the resource in place are determined not to be feasible, the lead agency shall document the basis for that determination with substantial evidence and, when feasible, adopt mitigation measures to avoid or minimize significant adverse impacts to the resource consistent with CEQA.

8) Provides that the curation of a tribal cultural resource at private or public repository facilities may only occur if agreed upon by the consulting tribe, and any curation may be subject to federal and state repatriation laws and repository fees.

SB 1375 (Cortese) Urban, Intermodal, Rail Stations Provides a CEQA exemption for a public urban, intermodal rail station project within a long-urbanized area within the statewide passenger rail network, at which high-capacity light, commuter, and intercity rail services converge that meets numerous, specified conditions.

AB 1976 (Wicks) Pedestrian Mall/Bicycle Facilities/Community Input Meetings Exempts a project to establish or expand a "pedestrian mall," as defined, from CEQA. In addition, this bill:

1) Prohibits a city or county from holding a "community input meeting," as defined, to reconsider, delay or prevent implementation of a proposed "pedestrian or bicycle safety project," as defined, for a county highway after the project has passed 90% design, based on applicable county engineering standards. This prohibition, however, does not prohibit community input meetings on the design, aesthetics, and implementation details that do not materially alter the purpose of the project.

2) Prohibits a city council or county board of supervisors, after it has awarded a construction contract, from terminating a pedestrian or bicycle safety project, unless it makes one of several findings with substantial evidence at a public meeting:

   a) The specific, identifiable public benefits, including, but not limited to, fiscal constraints, public health impacts, or conflicts with other adopted plans, of not delivering the project, outweigh the safety benefit to the community.

   b) The cost of the project cannot be funded, given the local agency's budget or the budget for the project.

3) Provides that if a city council or county board of supervisors establishes a process for residents to request a traffic calming measure on a county highway, only a majority of residents living within 1,000 feet of the proposed location are required to sign a petition.

SB 1008 (Ochoa Bogh) Railroad Grade Crossings Exempts a railroad grade crossing ordered closed by the Public Utilities Commission due to public safety concerns exempt from CEQA. This exemption does not apply to High-Speed Rail.

SB 299 (Cabaldon) Day Care Centers Exempts Day care centers on parcels zoned exclusively for residential use from CEQA.

SB 958 (Weber Pierson) Building Heights Provides that increased building height alone shall not be considered a significant impact on the environment, for a project that meets multiple conditions including being on a site greater than 40 acres, where the use and density was otherwise analyzed in a previous EIR, the construction valuation for the project exceeds $100 million, and construction workers will be paid prevailing wages.

Local Fees

SB 1036 (Grayson) Development Fees: Incremental Impacts and Capacity Charges
Amends the Mitigation Fee Act to provide that:

1) If a development project demolishes or changes an existing use, the amount of a fee imposed on the development project shall be offset to account for the demolition or change, so that the amount of the fee is attributable only to the development project's incremental impact on public facilities or services. In addition, this bill:

   a) Provides that an offset amount that exceeds the fee amount shall not be refundable or used to offset any other fee.

   b) Defines "changes an existing use" to means that no demolition is proposed, but the use within an existing structure changes to a new use.

2) Requires a local agency, when a change in the capacity of an existing water or sewer connection is proposed, to only calculate an amount attributable to the change in the capacity when calculating the estimated reasonable cost of a capacity charge. Provides that if the existing capacity exceeds the proposed capacity, no amount shall be refunded, credited, transferred, assigned, or otherwise applied to offset any other charge or fee.

SB 922 (Laird) Fee Clarification: Local Street and Roads This measure narrows a holding in a recent lawsuit Rogers v. Redlands (2025), which interpreted a 1989 statute to mean that a local agency could not include mitigation charges for the impact of heavy garbage trucks on local streets and roads within its franchise agreement for waste hauling. This measure revises the statute that the Rogers case interpreted to clarify that local agencies can charge a fee, charge, surcharge, or a component thereof, imposed upon the provider of, or ratepayer for, public services by, or for, a local agency to recover the cost of street maintenance and repair and other costs associated with the use of its streets, roads, or highways to provide public services.

AB 1820 (Schiavo) Fee Caps on Permits for EV Charging Stations Caps permit fees that a city, or county may charge for an electric vehicle charging station for a Level 2 charger (effective July 1, 2027 for cities/counties over 200k population, and January 1, 2028, for cities/counties under 200k population) at $500, plus:

1) $5 per kilowatt for each KW between 51kw and 250kw.

2) $2 per kilowatt for every KW over 250kw.

Authorizes a local agency to charge a permit fee for the installation of an electric vehicle charging station that exceeds the fee limits specified (above), if the local agency, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit, and includes the following:

1) A determination that the local agency has adopted appropriate ordinances, permit fees, and processes to streamline the submittal and approval of permits for electric vehicle charging stations pursuant to the practices and policies in state guidelines and model ordinances.

2) A calculation related to the administrative cost of issuing an electric vehicle charging station permit.

3) A description of how the higher fee will result in a quick and streamlined approval process.

AB 179 (Budget Trailer Bill) Affordable Housing: Local Impact Fees This housing budget trailer bill enacts HSC Sec. 56160 and 56162, which applies to local development impact fees. In brief, this provision seeks to leverage cities and counties, to waive or reduce local development fees on state-funded affordable housing projects as follows:

1) Requires a state entity, including HCD, CalHFA, Housing Development and Finance Committee, within the Housing and Homelessness Agency to "consider, to the extent feasible," any "quantifiable in-kind local contributions," when awarding competitive multifamily affordable housing funding for new construction projects, subject to a Notice of Funding Availability (NOFA) issued after July 1, 2027.

2) Requires these state entities to determine the "relative weight" of proposed local contributions in scoring or evaluating applications to "encourage" local agencies to reduce, limit, or defer local impact fees on state funded affordable housing.

3) Provides that if a city or county is the lead applicant for a "project specific" multifamily or ownership affordable housing project and has not committed to waving any development impact fee that would otherwise be imposed on the project, then the total amount of the award shall be reduced by the amount of impact fees that the city/county will impose on the project.

4) Defines "quantifiable in-kind local contributions," as a waiver, reduction, exemption, or deferral of any of the following development impact fees for a development project:

   a) Fees determined and levied under the Mitigation Fee Act.

   b) Affordable housing in-lieu fees.

   c) Mello-Roos special taxes.

   d) In lieu park dedication fees under the Quimby Act.

   e) A construction excise tax (some local governments levy a tax based on new construction valuation)

f) In lieu fees for public art

5) Excludes a tax, special tax, or charge imposed by an entity other than a city or county.

6) Excludes school fees, utility fees, or fees from other nonlocal government entities.

7) Excludes any fee a local government has waved on the project under Density Bonus Law from counting as a "quantifiable in-kind local contribution."

SB 1005 (Caballero) Local Taxes and Fees: Rounding to Nearest Five Cents Authorizes a local agency, subject to majority vote of its governing body, to "round" the amount of local taxes, fees and charges to the nearest five cents.

Coastal Permits

SB 1229 (Allen) Coastal Development Permits: Replacement Structures Excludes from the existing exemption in the Coastal Act applicable to replacement of a structure destroyed by a disaster, a structure proposed by an applicant who was not listed as a property owner of record immediately preceding the disaster, if the replacement structure would have any specified environmental or public access impacts listed in the legislation.

SB 963 (Laird) Appeals of Local Actions: De Novo Reviews Provides that:

1) An appeal of an action by a local government on a coastal development permit application shall be considered properly submitted if a completed, signed copy of the Commission's appeal form is submitted to the executive director, and the appealing parties provide in writing the grounds for the appeal as specified.

2) If the Commission determines that a substantial issue exists, the executive director, within 30 days, shall provide the applicant with the information needed for the Commission to complete a de novo review and public hearing on the application. The executive director shall review the submitted information within 30 days and determine whether the applicant needs to submit additional information.

3) Once the executive director determines that the applicant's submitted information is complete, the Commission shall hold a de novo public hearing within 180 days. This time limit may be extended an additional 90 days upon written agreement with the project applicant.

4) Provides that nothing shall be construed to prohibit the Commission from conducting a de novo review and public hearing on the same day it determines that a substantial issue exists if the executive director determines it has the necessary information to do so.

AB 2051 (Wicks) SF Bay Area: Coastal Resilience Permitting Working Group Requires the Secretary of the Natural Resources Agency to convene a Coastal Resilience Permitting Working Group (including representatives from state, federal, and local agencies) for the purpose of developing a Coastal Resilience Permitting Roadmap for coastal resilience projects proposed along the California coast and in the San Francisco Bay, as well as in and adjacent to state and federal waters. This Working Group is tasked with analyzing numerous options with the objectives of identifying ways to streamline the permitting process affecting coastal resilience projects designed to address sea level rise. The Working Group is required to submit its recommendations to the Governor and Legislature by January 1, 2028.

AB 1740 (Zbur) Coastal Commission: Transportation & Santa Monica Coastal Plan Provides additional flexibility for the Executive Director of the Coastal Commission to waive the requirement for a local coastal permit for projects that convert part or all of the developed portion of an existing road right-of-way (that is not a state highway) into a bicycle right-of-way, transit right-of-way, pedestrian walkway, or a combination thereof, if the executive director determines that, on balance, the project will provide commensurate or enhanced public access to the coast.

Establishes detailed timelines for the City of Santa Monica to submit its Local Coastal Program to the Commission before January 1, 2029. By submitting this plan, the city will then be prioritized for funding under the Active Transportation Program. The Commission is required to review the plan and provide the city a list of issues within 45 days. If the Commission fails to act on the plan within six months, the Commission is required to reimburse the city for specified expenses and provide quarterly updates to the Legislature as to the reasons for any delays.

Miscellaneous

AB 1857 (Aguiar-Curry) Unlawfully Restrictive Covenants: Grocery Stores and Supermarkets Declares unlawful, because it can restrict local access to food, any recorded covenant, restriction, or condition contained in a deed that would restrict the use of a property as a grocery store or supermarket, if both of the following conditions are met:

1) The property which was previously operated as a grocery store/supermarket has ceased operations, and

2) The grocery store/supermarket is no longer in actual operation within a commercial project or shopping center, as defined.

Provides that nothing in this proposal overrides compliance with applicable local zoning and regulations affecting the commercial use of property.

AB 2127 (Johnson) ADU Septic Systems Prohibits a local agency from denying the installation of accessory dwelling units (ADU) in an area because the area is not served by a public sewer system. Further, this bill prohibits a local public health officer from:

1) Withholding approval of an ADU based upon a minimum lot size if the septic system meets the applicable state standards.

2) Requiring the installation of a new or alternative system as a condition of approval, if the existing private septic system is functioning properly and has the capacity to serve the additional load created by the ADU, or there is substantial evidence that approving the ADU would create a risk to public health or water quality.

AB 956 (Quirk-Silva) ADUs: Detached Units Changes the definition of an accessory dwelling unit (ADU) in ADU law to describe how many ADUs are permitted on a single-family lot. Instead of allowing one detached unit and one (junior) attached unit, this bill instead allows two detached units, while clarifying that a local agency is not required to permit two detached ADUs and one attached (junior) ADU.

AB 1815 (Wicks and Quirk Silva) Factory-Built Housing: Definition and Local Codes Creates a new definition of factory-built housing to mean a residential building where the ratio (as defined) of factory-built components exceeds 15 percent, and where at least 2/3rds of the structure is designed for residential use. Also, the bill:

1) Prohibits agencies from applying local snow and wind load requirements, with the supporting legislative rationale that the California Building Code already “robustly addresses” these components.

2) Continues to allow local agencies to address design standards, flood resistance, and wildfire safety building requirements.

3) Prohibits a local government from imposing or enforcing building code requirements on factory-built housing that exceed the state’s minimum building standards.

4) Declares the bill addresses an issue of statewide concern, and thus, is also applicable to charter cities.

SB 911 (Becker) Property Transfers Fire Hazard Severity Zones This bill expands upon existing law's requirement that upon a change of ownership of property within a high, or very high, fire hazard severity zone, that either the seller must provide documentation to the buyer that the property is in compliance with state and local defensible space requirements, or the buyer must enter into a written agreement to comply with the defensible space requirements within one year of purchase. This bill provides various mechanisms to ensure that a buyer, who has entered into such an agreement, complies with it, as follows:

1) Requires the preliminary change of ownership report, which is filed upon transfer with the local assessor, to include a question specifying whether the property is located within a high or very high fire hazard severity zone, and whether the buyer has an obligation to obtain document compliance with the defensible space requirement within one year following the sale.

2) Requires the local assessor to make available to the Dept. of Forestry and Fire Protection, or local fire agency, as applicable, the property address and name of the buyer who has an obligation to obtain document compliance with the defensible space requirement within one year following the sale.

3) Provides that if the Dept. of Forestry and Fire Protection, or local fire agency, has not received documentation of compliance within one year of the close of escrow, they may conduct the inspection, or contract with a qualified third-party to perform the inspection, and recover any associated costs from the buyer.

4) Provides that this matter is of statewide concern and thus also applicable to charter cities.

SB 935 (Choi) Local Agency Design-Build Authority Makes permanent the statutory authorization for local agencies to use the design-build contracting method by repealing the January 1, 2031, sunset date.

SB 1228 (Rubio) Former RDA Advertising Displays Allows a number of outdoor advertising displays that were originally sited in accordance with former redevelopment agency (RDA) law to continue to benefit their communities via time extensions granted through a permit process through the California Department of Transportation.

AB 306 (Schultz, Hadwick, and Wicks) Building Codes: Appeals Allows that any person who has been adversely affected by any regulation, rule, omission, interpretation or practice of a local agency having the authority to enforce a state building standard may appeal to the Building Standards Commission. In addition, this bill:

1) Provides that the appeal may include a request to use an alternative material, assembly, equipment, method, or means of protection.

2) Provides that the Commission may only accept an appeal if it determines that the issues involved have statewide significance, and the person seeking to appeal has exhausted all local appeals procedures, unless the local agency jointly requests the appeal.

3) Requires the Commission to review an appeal with stakeholders, including, but not limited to, representatives of the building industry, local agencies having authority to enforce a state building standard, and labor organizations.

4) Allows any person to request a code interpretation from the Commission regarding the intent of regulations or provisions adopted by the Commission.

5) Provides that when the interpretation request relates to a specific project, occupancy, or building, the Commission must review the issue with the appropriate local enforcing agency before rendering the code interpretation.

6) Requires the Commission to post appeals decisions and code interpretations online in a searchable format.

7) Requires local enforcement agencies to post on their website rules and regulations that implement or interpret codes and policies, along with supporting documentation.