2026 Legislation Impacting Local Permitting

November 24, 2026

Provided exclusively for the California Permit Streamlining Academy (CaPSA), the California Association for Local Economic Development shares the following summaries of legislation enacted in the 2026 Legislative Session impacting local government permitting.

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SB 1367 (Cervantes) Detention Facilities: Criminal Offenses 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. (*Ch. 758, Statutes of 2026)*

AB 1801 (Lee) Detention Facilities: Immigration Expands the public notice process that a local agency must complete prior to executing a deed or other document relating to the conveyance of land, a permit, or any other document signifying the local agency's approval for the use of land or buildings by a private party for purposes of detaining any person for civil immigration custody. Requirements include providing a 180-day public noticing and weekly radio broadcasts throughout the 180-day period in the top five languages spoken in the jurisdiction, publishing notices in newspapers, providing hard copies of the proposal, holding public meetings 30 days apart and other requirements. (*Ch. 743, Statutes of 2026)*

AB 817 (Gonzalez) Cold Storage Facilities: Contingency Funds Prohibits a city or county from approving a cold storage facility unless the owner or tenant agrees to contribute to and maintain a contingency fund, as specified. (*Ch. 493, Statutes of 2026)*

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. (*Ch. 825, Statutes of 2026)*

SB 1283 (Ashby) EV Charging Stations: Expanded Criteria/Deemed Approval 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. In addition, this law:

1) 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.

2) Defines "electric vehicle supply equipment" as a device with one or more charging ports or connectors for charging electric vehicles.

3) 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.

4) 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.

5) Requires the local agency (effective January 1, 2027) to notify the applicant in writing 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) 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 from the local agency. (*Ch. 347, Statutes of 2026)*

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 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." (Ch. 437, Statutes of 2026)

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 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. (*Ch. 436, Statutes of 2026)*

AB 1577 (Bauer-Kahan) Data Centers: Energy Consumption

1) Requires the owner or developer of a data center (of more than 10 megawatts), 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) Provides that the above information is not required to be provided for any of the following facilities: a publicly funded research facility, a public safety facility, a publicly funded national security facility, a publicly owned facility, a utility facility, and specified telecommunications facilities.

3) 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.

4) Requires the owner of a data center to at least annually submit an extensive list of detailed energy-related information to the California Energy Commission.

5) 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. (*Ch. 434, Statutes of 2026)*

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. (*Ch. 780, Statutes of 2026)*

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 (excluding school districts) 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.
(*Ch. 806, Statutes of 2026)*

AB 2058 (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 requires that they "enforce" the installation. In addition, this bill:

1) 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 the review of associated permits. *(This provision operates separately from the remainder of the bill and takes effect January 1, 2028)*

2) Provides, after HCD develops regulations by January 1, 2029, an option for the first user of a manufactured home to choose whether to have a local enforcement agency or an HCD-designated "quality assurance agency" to perform the inspection.

    a If the first user chooses the quality assurance agency to perform the inspection, the user shall cover the full cost. The local agency is prohibited from charging an inspection fee, but may charge fees for unrelated sitework.

    b If the first user chooses a local enforcement agency to make the inspection, 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.

3) Declares this issue a matter of statewide concern, and thus also applicable to charter cities. (*Ch. 783, Statutes of 2026)*

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. More specifically, this bill:

1) Requires local agencies to approve or deny these applications within 20 days.

2) Excludes retail food establishments from the definition of a retailer.

3) Authorizes local agencies to adopt requirements to limit the size of an eligible structure to no less than 10,000 square feet, and specify the types of businesses or occupancies that are eligible.

4) Provides that if there is an excessive delay (as defined), the use of a qualified professional certifier by a local agency shall be temporary in nature, and that nothing in this measure shall be construed to authorize the displacement of public employees.

5) Authorizes local governments to require professional certifiers to register with the city, undergo local training, and meet other requirements.

6) Penalties for violations or false statements by a certifier include revocation of professional state licenses. (*Ch. 827, Statutes of 2026)*

AB 1738 (Carrillo) Remote Inspections: Single- and Two-Family Dwellings Requires cities and counties to offer, upon request of a homeowner or contractor (with written 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 of less than 15 (AC) kilowatts.
d) Smoke and carbon monoxide detectors.

1) Exempts from this requirement cities of less than 5,000 population, and counties less than 150,000, including each city within that county.

2) Applies this requirement to cities exceeding 50,000 population, and counties exceeding 150,000 population, on January 1, 2028, and cities between 5,000 to 50,000 population, on July 1, 2028.

3) Requires the remote inspection to be offered at no greater cost and no greater delay than an in-person inspection.

4) Requires the remote inspection (at the discretion of the local inspector) to be performed either by videoconferencing or with photos and videos.

5) 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.

6) 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.

7) 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. (*Ch. 271, Statutes of 2026)*

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 days to 30 "business" 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 business days, and the local agency determines that there are no (contracted) private entities available to perform the service, that the applicant may, 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 business 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. Requires local agencies to conduct random compliance audits for 20 percent of those permits issued annually based upon the affidavits submitted by the qualified professional provider.

8) 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 occupancies.
    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.

9) Imposes a 10-day inspection requirement. Requires a local agency to conduct a final inspection of permitted work within 10 business 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

Sunsets this legislation in five years, on January 1, 2032. (*Ch. 828, Statutes of 2026)*

SB 904 (Seyarto) State/Local Post-Wildfire Permitting Establishes the following framework in an effort to streamline permitting of the reconstruction of residential and commercial structures following a Governor's declaration of a State of Emergency:

1) Requires the Office of Emergency Services (OES) to certify within 10 days of the Governor's emergency declaration that the wildfire caused substantial structural damage requiring significant rebuilding efforts to more than 25 residential or commercial structures.
2) Requires the Department of Housing and Community Development (HCD) to do the following:
   a. Within 30 days of the OES certification, provide a report to the Governor and Legislature — developed in consultation with OES, the Office of Land Use and Climate Innovation, and the Department of General Services — identifying state permitting requirements (except for building standards adopted by the State Fire Marshal relating to panic safety and fire safety.) that should be considered for suspension because they may unduly impede efforts to rebuild destroyed properties. HCD must update this report every 60 days.
   b. Coordinate with local governments to identify and recommend procedures, including, but not limited to, the use of pre-approved plans, and waivers of certain permitting requirements, with the goal of having all necessary permits and approvals issued within 30 days of application.
   c. Within 60 days of the OES certification, report to the Governor and Legislature on recommended updates to local government procedures to achieve the 30-day permit issuance goal. HCD must also update this report every 60 days and identify any additional local permitting and approval requirements that should be removed.
3) Requires, after January 1, 2028, following the issuance of a Governor's emergency declaration for a wildfire, all state and local political subdivisions involved in all facets of post-disaster response, debris removal, reconstruction, housing, or land use permitting to accept electronic submissions of all related applications and other materials, and to publish specified information on their websites. Exempts from this requirement counties of less than 100,000 population, and the cities within them, and also cities of less than 50,000 population.
4) Requires HCD, on or before July 1, 2028, to convene a state agency workgroup and report to the Governor and Legislature on any provisions of the building code that should be suspended to facilitate the rapid, safe, disaster-resilient, and cost-effective building and recovery guidance for future state emergencies. HCD is required to release an update to this report concurrently with future updates to the California Building Code.

(Ch. 771, Statutes of 2026)

SB 868 (Wiener) Plug-In Solar Prohibits an electric utility from applying any state interconnection requirements, or requiring any special fees, approvals or equipment, when a customer installs a plug-in photovoltaic system of up to 1,200 watts per dwelling to offset their electricity use.
Requires the devices to meet applicable requirements of the Electrical Code and Underwriters Laboratories (or equivalent lab), including a safety measure that prevents back feeding power into the grid during a power outage. Sunsets this authority on January 1, 2030. *(Ch. 985, Statutes of 2026)*

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 based on 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. Allows for the application of reasonable installation and exterior visual aesthetic restrictions that do not increase the cost or decrease energy efficiency by more than 10 percent. Additional requirements and conditions apply.

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 residential buildings designated on the State Historic Resources Inventory, or a local historic inventory – except for those residential buildings designated as historical primarily because of age — provided that the historical designation for the property occurred prior to the date the application is submitted. (*Ch. 787, Statutes of 2026)*

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

Legislative Intent:

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 heaters, 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.

Local Applications for State Funding: 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.

"Asynchronous" or Remote Inspections: 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. In lieu of this requirement, this legislation authorizes a local agency to adopt and offer remote inspections for residential HVAC heat pumps and water heaters, consistent with applicable law.

For asynchronous inspections, provides that a building inspector may contact the contractor by telephone call or real-time video conferencing during the inspection.

1) 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.

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

3) 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.

Requires a Single Permit: 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 to 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 noninverter-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 system that meets 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 a 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 system:

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.

Provides that nothing in these limitations shall prohibit an owner from being responsible for any damage to the common area associated with the system's installation, operation, maintenance, or removal. (*Ch. 738, Statutes of 2026)*

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. (*Ch. 887, Statutes of 2026)*

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. Applies this extension to any approved or conditionally approved map that has not expired as of December 31, 2026. States that the bill addresses an issue of statewide concern and, thus, is also applicable to charter cities. (*Ch. 423, Statutes of 2026)*

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 that has approved access to a 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. *(Ch. 43, Statutes of 2026)*

AB 2601 (Lee) Lot Splits: Concurrent Processing Provides that both the parcel or subdivision map and the proposed housing development shall be eligible for concurrent processing, subject to specified conditions, under the following housing laws:

- The law authorizing the conversion of a single-family home into a duplex, and an application for a parcel map to split the lot to allow the construction of two additional housing units (established by SB 9 (Atkins) of 2021), and
- The law authorizing the development of a lot into a small subdivision of up to 10 units under the Starter Home Revitalization Act. *(Ch. 955, Statutes of 2026)*

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) Require local agencies to approve or deny applications for a final map within 60 days, or it is deemed approved.
2) Eliminate the five-acre limitation for parcels zoned for multifamily use, and the 1.5 acre limitation for lots zoned for single-family use, and instead reference a broader definition applicable to a CEQA exemption that defines an infill parcel of up to 20 acres.
3) 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.
4) Allow a remainder parcel to be sold if it meets the minimum parcel size in the local zoning ordinance.
5) Delete the provision that required the minimum density on sites that were not identified in the local jurisdiction's housing element at 66 percent of the applicable density in the statutory formula applied to housing elements, and instead applies the law to sites where "base" local zoning does not permit densities above 15 units per acre, or a total of 26,250 residential square feet where a maximum number of units is not specified by local zoning.
6) 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.
7) 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.
8) 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. Prohibits the local imposition of a floor area ratio (FAR) of less than 1.25.

9) Declare as void and unenforceable covenants, conditions and restrictions (CC&Rs) of a common interest development that would prohibit a parcel split and housing units constructed in accordance with this measure.

10) Expand the information required to be tracked and submitted to the Department of Housing and Community Development in annual planning reports. (*Ch. 808, Statutes of 2026)*

SB 1090 (Pérez) Small Subdivision Exclusions: Altadena Fires Excludes within those zip codes subject to the 2025 Eaton (Altadena) fires, a housing development proposal from being proposed (between January 1, 2027, and January 7, 2030) pursuant to two recently enacted laws which allow single-family and multifamily parcels to be subdivided into 10 parcels. Includes an exception in this bill for a 100% affordable housing project meeting numerous conditions. (*Ch. 1006, Statutes of 2026)*

SB 677 (Wiener) Tentative Map Appeals and Private Activity Bonds 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 with boundaries including some portion of an urban area, or an urban area in a county with more than 250,000.
iv Not located on sites that meet numerous specified conditions:
- Within the Coastal Zone, on sites meeting various criteria.
- Prime agricultural land or farmland of statewide importance.
- Wetlands, as defined.
- Very high fire hazard severity zones.
- Earthquake fault zones.
- A regulatory floodway.

v 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.

Affordable Housing TEFRA Hearings and Approvals: Private Activity Bonds: Establishes a process *(when the required local approvals for a qualified residential project are delayed or lacking)* for the State Treasurer to provide any approval, consent or action required under federal law, often referred to as Tax Equity and Fiscal Responsibility Act (TEFRA) hearings and approvals for financing of affordable multifamily housing. Authorizes the State Treasurer to be deemed a member of the applicable JPA for this limited purpose. States that such approvals by the Treasurer shall be deemed the approval and related actions required of a city, county, or city and county.

This authority is limited to the following circumstances:

- The qualified residential project has received an allocation from the California Debt Limit Allocation Committee (CDLAC).
- The applicable local jurisdiction is a member of a joint-powers authority that plans to issue qualified private activity bonds for the project.
- The affected city, county, or city and county has failed to provide the consent and approvals required under federal tax law, or the joint powers agreement, within either:
  - 90 days of receiving a written request from the JPA or the borrower, following the local agency's publishing of a "qualified document," which details the local TEFRA hearing and approval process,
  - 30 days of receiving a written request from the JPA or the borrower, if the local agency has not published a qualifying document detailing its local TEFRA approval process.

  (*Ch. 974, Statutes of 2026)*

Housing Development Projects

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. 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.

2) Provides that this expedited assessment also applies to projects submitted in compliance with the following two housing streamlining laws: SB 35 (Wiener) of 2017, and the Affordable and High Road Jobs Act of 2022.

3) 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).

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. (*Ch. 1004, Statutes of 2026)*

AB 1751 (Quirk Silva and Wicks) Ministerial Approval: Townhomes Requires local agencies, with the exception of San Francisco, to ministerially approve (without discretionary public hearings or CEQA review) townhome development projects of up to 150 units, 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" site zoned for single-family housing. This proposal is extremely detailed, with many requirements, prohibitions and conditions. (*Ch. 781, Statutes of 2026)*

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, as defined, 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. (*Ch. 579, Statutes of 2026)*

AB 2074 (Haney) Regional Transit Hub Districts in Cities Over 400,000 Population Requires cities over 400,000 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 of 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. This proposal is extremely detailed. Cities with over 400,000 population should review it closely. (*Ch. 797, Statutes of 2026)*

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. *(Ch. 100, Statutes of 2026)*

SB 996 (Padilla) Manufactured Homes: Removal of Steel Chassis Conforms California law to the recent change in federal law which authorizes manufactured homes to be designed in a manner which allows for the removal of the steel chassis upon installation on a foundation, to provide more design flexibility and reduce costs. Requires the Department of Housing and Community Development (HCD) to develop relevant regulations by July 1, 2027. In addition, HCD is required to submit a report to the Legislature, by July 1, 2029, making recommendations on title, financing,

consumer protection and other issues associated with the ownership model within mobile home parks, where the occupants own the manufactured homes, but not the land beneath them. *(Ch. 995, Statutes of 2026)*

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. (*Ch. 1027, Statutes of 2026)*

Density Bonus Law

AB 2433 (Alvarez) Density Bonus Law Makes major revisions 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, or includes a donation of land for housing.

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

3) Provides that density bonus, incentives or concessions, 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.

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

5) 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. (*Ch. 800, Statutes of 2026)*

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 for buildings over 85 feet. (*Ch. 1032, Statutes of 2026)*

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." *(Ch. 84, Statutes of 2026)*

SB 887 (Padilla) Data Centers & Geothermal Powerplants

1) 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, except for specified public and utility facilities. 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 extensive conditions. Requires the State Energy Resources Conservation and Development Commission to develop uniform statewide standards applicable to data centers, including requiring regular compliance reporting and enforcement proceedings in the event of noncompliance.

2) Geothermal Powerplants: Provides that a geothermal powerplant meeting specified conditions is eligible to qualify as an "environmental leadership development project." *(Ch. 439, Statutes of 2026)*

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. (*Ch. 767, Statutes of 2026)*

AB 2231 (Ahrens) CEQA Streamlining for Essential Hospital Projects Expedites the construction of "essential hospital projects" in the City of Santa Clara because hospitals expect increasing financial losses from 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 Court costs. (*Ch. 926, Statutes of 2026)*

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, if the project meets numerous specified conditions. (*Ch. 1030, Statutes of 2026)*

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, or public input that is otherwise required by law, including federal laws or funding requirements.

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. (*Ch. 565, Statutes of 2026)*

SB 1008 (Ochoa Bogh) Railroad Grade Crossings Exempts from CEQA a railroad grade crossing ordered closed by the Public Utilities Commission due to public safety concerns. This exemption does not apply to High-Speed Rail. *(Ch. 151, Statutes of 2026)*

SB 299 (Cabaldon) Day Care Centers Exempts day care centers on parcels zoned exclusively for residential use from CEQA. This exemption does not apply to a day care center within 3,200 feet of an oil and gas refining facility, or proposed to be located on natural and protected lands. *(Ch. 413, Statutes of 2026)*

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 (including, but not limited to, air circulation, noise and light refraction or reflection, shadow, or the potential to attract wildlife) where the use and density were otherwise analyzed in a previous EIR, and it meets all of the following conditions:

1) It is on a previously graded infill site.

2) It is not an industrial project.

3) It is consistent with local airport land use plans.

4) There are no sensitive biological resources physically present on the site.
(*Ch. 788, Statutes of 2026)*

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 mean 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. *(Ch. 54, Statutes of 2026)*

SB 1117 (Cervantes) Limits Application of ADU Impact Fees Reduces the development impact fees that local governments can apply when two or fewer accessory dwelling units (ADUs) are located on a single lot, by altering the applicable "proportionality" formula that applies to over 750 square feet. Instead of applying fees based on the entire square footage of the ADU, this bill limits fees to only the portion of the ADU that exceeds 750 square feet. The bill also provides that when more than two ADUs are located on the same lot (presumably a multifamily lot) that the fees on any ADUs over 750 square feet (appears to apply to the square footage of the entire unit) shall be charged proportionately in relation to the square footage of the primary dwelling. (*Ch. 809, Statutes of 2026)*

SB 922 (Laird) Fee Clarification: Local Streets 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. *(Ch. 148, Statutes of 2026)*

AB 1820 (Schiavo) Fees for Multifamily EV Charging Stations Caps permit fees that a city or county may charge for a Level 2 charger installed in a new or existing multifamily housing development

(effective July 1, 2027, for cities/counties over 200,000 population, and January 1, 2028, for cities/counties under 200,000 population) at $500, plus:

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

2) $2 per kilowatt for every kW over 250 kW.

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. (*Ch. 348, Statutes of 2026)*

AB 179 (Budget Trailer Bill) Affordable Housing: Local Impact Fees This housing budget trailer bill enacts HSC Sec. 56160 and 56162, which apply 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 waiving 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 waived on the project under Density Bonus Law from counting as a "quantifiable in-kind local contribution." (*Ch. 68, Statutes of 2026)*

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. (*Ch. 321, Statutes of 2026)*

Coastal Permits

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. (*Ch. 103, Statutes of 2026)*

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 (with input from a permitting advisory group including local governments) 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. (*Ch. 575, Statutes of 2026)*

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. (*Ch. 892, Statutes of 2026)*

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 an existing deed, or proposed on or after January 1, 2027, that restricts the use of a property as a grocery store or supermarket, in either of the following circumstances:

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

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. (*Ch. 901, Statutes of 2026)*

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. (*Ch. 791, Statutes of 2026)*

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 two-thirds 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. (*Ch. 782, Statutes of 2026)*

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. (*Ch. 102, Statutes of 2026)*

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. (*Ch. 686, Statutes of 2026)*

AB 2024 (Nguyen) Advertising Displays: New Highway Alignments Clarifies that the California Department of Transportation cannot deny or delay the acceptance, review, processing, or determination of a permit application for a new advertising display on a section of new alignment of a highway that is open to the public. Clarifies that when an advertising display adjacent to a designated landscaped freeway is subject to removal, that (per existing law) compensation shall be paid to the display's owner, unless the display is relocated based upon an agreement between the display's owner and a local agency. Requires Caltrans to issue a permit for an advertising display that is relocated based upon an agreement with another local government entity without any additional consideration or requiring a local entity or a state agency to pay compensation. (*Ch. 208, Statutes of 2026)*

SB 828 (Cabaldon) Fireworks Facilities and Storage: Enforcement and Inspections Expands and strengthens the authority of the State Fire Marshal to regulate and track the distribution and storage locations of fireworks, and deny licenses to applicants with prior violations of fireworks laws and other criminal convictions. Requires local administrators, fire chiefs, and law enforcement officials to be notified of any fireworks storage locations in their jurisdictions. Requires local agencies to inspect each fireworks facility or storage site at least annually, suspend or revoke permits of non-compliant facilities, and impose fees to recover the costs associated with inspecting and enforcing permit conditions. *(Ch. 652, Statutes of 2026)*