

New 2025 Planning and Housing Laws:

Land Use/Planning AB 36 (Soria) Housing Elements: Pro-housing Designation. Chapter 485, Statutes of 2025

This measure requires the California Department of Housing and Community Development (HCD), beginning in the 7th Regional Housing Needs Allocation (RHNA) Cycle, to evaluate materials during the housing element review process if a jurisdiction qualifies for the pro-housing designation upon request from the local government in a small rural jurisdiction. This measure defines a “small rural jurisdiction” as either a city with a population of fewer than 25,000 or a county with a population of fewer than 200,000. Finally, this measure allows these jurisdictions to be exempt from renewing their pro-housing designations for at least five years. However, HCD is still allowed to remove these designations later if necessary.

AB 39 (Zbur) General Plans: Local Electrification Planning Act. Chapter 356, Statutes of 2025

This measure requires local agencies with a population of 75,000 or more to update their general plans between Jan. 1, 2027, and Jan. 1, 2030, and to include specific plans for electrification, decarbonization, community energy, or other similar initiatives in their general plans. This measure allows local agencies to use a similar plan they have previously adopted to comply with the law. The plans must specifically:

- Identify opportunities to expand electric vehicle charging and other zero-emission vehicle (ZEV) fueling infrastructure.
- Identify strategies for public electrification and decarbonization of new and existing buildings.
- Identify opportunities to expand zero-emission and renewable distributed energy resources to increase clean energy generation and local energy reliability.
- Identify where infrastructure may be needed to meet existing and projected needs of medium- and heavy-duty ZEV fleets.
- Identify areas where grid infrastructure upgrades are needed to meet the needs of the demand.
- Provide policies that meet the needs of disadvantaged communities, low-income households, and small businesses for equitable investments in zero-emission technology that directly benefit them.

AB 87 (Boerner) Housing Development: Density Bonuses. Chapter 486, Statutes of 2025

This measure specifies that a local government is not required to grant a concession or incentive under the Density Bonus Law for the portion of a housing development project that is a hotel, motel, bed and breakfast, or other transient lodging.

AB 301 (Schiavo) Planning and Zoning: Housing Development Projects: Post-Entitlement Phase Permits: State Agencies. Chapter 488, Statutes of 2025 (Urgency)

This measure requires state agencies to comply with the timelines of the Permit Streamlining Act when reviewing permits for housing development projects.

***AB 507 (Haney) Adaptive Reuse: Streamlining: Incentives. Chapter 493, Statutes of 2025**

This measure requires local agencies, after July 1, 2026, to approve adaptive reuse projects ministerially. Additionally, this measure exempts adaptive reuse projects from all impact fees that are not reasonably related to the impacts resulting from the change of use of the site from nonresidential to residential or mixed-use. Any fees charged must be roughly proportional to the difference in impacts caused by the change of use. Finally, the measure requires specific affordability requirements depending on the type of adaptive reuse project. For rental housing, the project must provide either

8% of the units for very low-income households and 5% of the units for extremely low-income households or 15% of the units for lower-income households. For housing meant for home ownership, the project must provide 30% of the units for moderate-income households or 15% of the units for lower-income households. For a mixed-use project, at least half of the square footage must be dedicated to residential uses. The measure also requires projects to comply with specific labor standards.

***AB 610 (Alvarez) Housing Element: Governmental Constraints: Disclosure Statement. Chapter 494, Statutes of 2025**

This measure requires local agencies, beginning in the 7th RHNA Cycle, to disclose any new or amended governmental constraints adopted after the due date of the previous housing element and before submitting the current draft housing element to HCD. Additionally, this measure requires local governments to disclose any new or amended government constraints the local government can anticipate adopting in the first three years of the planning period after the housing element is compliant with state law if the local government has published an agenda that will consider adopting, amending, or increasing government regulations on housing development.

***AB 648 (Zbur) Community Colleges: Housing: Local Zoning Regulations: Exemption. Chapter 378, Statutes of 2025**

This measure exempts community college districts (CCD) from complying with local zoning ordinances for university housing development projects constructed on property owned or leased by the CCD if the site is located within a half mile of a main campus or within a half mile of a satellite campus that existed before July 1, 2025.

***AB 670 (Quirk-Silva) Planning and Zoning: Housing Element: Converted Affordable Housing Units. Chapter 701, Statutes of 2025**

Beginning in 2027, this measure requires local agencies in their Annual Progress Reports (APR) to report more information to HCD. It also authorizes local governments to include in its count up to 25% of its RHNA allocation for low-, very low-, extremely low-, or acutely low-income households as well as the number of units in an existing multifamily building that were converted to affordable housing by imposing long-term affordability covenants and restrictions. The APR is required to include the following information:

- Whether a housing development application received in the prior year is subject to replacement housing or relocation assistance obligations as required by local, state, and federal law.
- The total number of replacement units by income level that were entitled, received a building permit, or were given a certificate of occupancy.
- A report on the demolition of housing units for any purpose, including the total number of housing units approved for demolition or demolished during the year. The report must include the location of the demolition, the date, the total number of rental and ownership units demolished, the number by income level of protected units demolished, the description of the approved uses on the site, and a description of any relocation assistance provided as required by the Housing Crisis Act.
- A report on replacement housing units required by law for approved development projects that are not housing development projects. The report must include: the approved or proposed relocation of the replacement units, the entity developing the replacement units, and the anticipated completion date of the replacement units.

***AB 712 (Wicks) Housing Reform Laws: Enforcement Actions: Fines and Penalties. Chapter 496, Statutes of 2025**

This measure allows a court to fine a local jurisdiction \$10,000 for violations of housing reform laws defined as “any law or regulation, or provision of any law or regulation, that establishes or facilitates rights, safeguards, streamlining benefits, time limitations, or other protections for the benefit of applicants for housing development projects, or restricts, proscribes, prohibits, or otherwise imposes any procedural or substantive limitation on a public agency for the benefit of a housing development project.” If the project consists of four or fewer units, however, the fine increases to \$50,000 per violation. Additionally, if a court has previously found the local agency to have violated the same housing reform law during the same planning cycle, the fine can be increased to five times the original amount for both categories of fines. This measure requires the Attorney General or HCD to send written communication to the local agency 60 days before the fines commence explaining the court's finding and the reasoning behind the fine, allowing the local government to correct the violation before the fine begin.

***AB 726 (Ávila Farías) Planning and Zoning: Annual Report: Rehabilitated Units. Chapter 704, Statutes of 2025**

This measure authorizes local agencies to include in its APR to HCD and receive RHNA credit for affordable housing units that have been substantially rehabilitated. To qualify, the affordable housing units must have an average affordability of no greater than 45% of area median income, the housing must be at least 15 years old, and local governments must have been awarded funds of at least \$60,000 per unit, including forgiveness of principal or interest on existing debt. However, the measure does not allow these units to qualify for RHNA targets as required for HCD evaluation if SB 35 (2017) applies.

AB 752 (Ávila Farías) Child Daycare Facilities. Chapter 164, Statutes of 2025

This measure requires local agencies to approve daycare center operations within or on the same grounds as multifamily housing by right. This measure designates the projects as residential uses for zoning purposes. Additionally, this measure prohibits a local jurisdiction from imposing a charge, tax, fee for a business license, equivalent instrument, or permit for the privilege of operating a daycare center that is within or on the same grounds as multifamily housing.

***AB 818 (Ávila Farías) Permit Streamlining Act: Local Emergencies. Chapter 534, Statutes of 2025**

This measure requires local agencies to approve or deny completed applications for modular homes, prefabricated homes, and accessory dwelling units within 10 business days of receiving a completed application, provided that the resident will occupy the development until the rebuilding or repair of their housing is completed after a natural disaster. Additionally, this measure requires local agencies to provide specific information on their website by March 31, 2028, and update the information every four years. Specifically, local agencies must post the following on their website: • Permitting requirements as required by this law • A checklist of the conditions that would result in a residential property being deemed a substandard building • A notice that a person may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before applying for a permit to rebuild or repair an affected

property • A dashboard that tracks permitting timelines and agency performance if the local government has a population greater than 30,000 residents

***AB 893 (Fong) Housing Development Projects: Objective Standards: Campus Development Zone. Chapter 500, Statutes of 2025**

This measure requires local agencies to approve housing developments ministerially within a half mile of the main campus of a state public university, college, or community college. This measure requires that housing development in these campus development zones include a minimum density of 80 units per acre and a height limit of 65 feet if the project is in a metropolitan jurisdiction, and a density of 70 units per acre and a height limit of 45 feet if the project is located in a non-metropolitan jurisdiction. Finally, this measure establishes objective standards in campus development zones, including that no setbacks can be required, aboveground parking must be set back at least 25 feet, and the ground floor of a building must have at least 80% of the street frontage within 10 feet of the street.

***AB 920 (Caloza) Permit Streamlining Act: Housing Development Projects: Centralized Application Portal. Chapter 501, Statutes of 2025**

This measure requires local agencies with a population of 150,000 or more by Jan. 1, 2028, to develop a centralized application portal available on their website for applicants to housing development projects. The measure allows a local agency to extend the deadline to Jan. 1, 2030, if the local agency can make a written finding that it would need to increase permitting fees to make a centralized portal available substantially.

AB 1007 (B. Rubio) Land Use: Development Project Review. Chapter 502, Statutes of 2025

This measure shortens the timeline for responsible agencies to approve housing development projects. Lead agencies that are not the California Coastal Commission, San Francisco Bay Conservation and Development Commission, State Water Resources Control Board, or the California Regional Water Quality Board must approve the project within 45 days after approval from a lead agency or after receiving a completed application for a development project. The above state agencies must approve the projects within 90 days of a lead agency approving a project or receiving a completed application for a development project.

AB 1021 (Wicks) Housing: Local Educational Agencies. Chapter 503, Statutes of 2025

This measure expands the minimum affordability requirements for housing developed by local educational agencies, requiring that 30% of the units have affordable rent to lower-income households and at least 20% of the units have affordable rent to moderate-income households, or that at least 12% of the units have rent affordable to very-low income households, 15% have rent affordable to lower-income households, and at least 20% have rent affordable to moderate-income households. The measure additionally specifies that local educational agency housing qualifies for the density bonus law.

***AB 1061 (Quirk-Silva) Housing Developments: Urban Lot Splits: Historical Resources. Chapter 505, Statutes of 2025**

This measure removes the absolute exemption for historic districts for SB 9 (2021) projects. Local agencies may only exempt duplex projects on contributing structures within a historic district included

on the State Historic Resources Inventory or in a historic district adopted through a city or county ordinance, or if the parcel is individually listed as a historical resource in the State Historic Resources Inventory. For urban lot splits, local agencies may only exempt them if the parcel is located on historical landmark property in the State Historic Resources Inventory or a site designated as a city or county landmark via local ordinance. Additionally, urban lot splits may be exempt if they require the demolition or alteration of a contributing structure within a historic district or if the existing exterior structural wall is located in a historic district.

AB 1275 (Elhawary) Regional Housing Needs: Regional Transportation Plan. Chapter 593, Statutes of 2025

This measure requires HCD to determine each region's existing and projected housing need three years before the next scheduled housing element revision, replacing the former two-year timeline. Additionally, this measure requires HCD to consult with each council of governments (COG) regarding the assumptions and methodology to determine the region's housing needs 38 months before the housing element due date, replacing the former 25-month timeline. This measure also requires the COG to consider the development pattern outlined in the region's sustainable community strategy (SCS) of its regional transportation plan when developing its RHNA allocation methodology. Finally, this measure requires the RHNA allocation plan to be informed by the development pattern included in the SCS.

SB 21 (Durazo) Single-room Occupancy Units: Demolition and Replacement: Housing Assistance Programs: Eligibility for Homeless Individuals and Families. Chapter 511, Statutes of 2025

This measure authorizes local agencies to reduce the number of required replacement units for the replacement of an existing single room occupancy (SRO) building if the conversion results in the following:

- A larger unit to accommodate the addition of facilities, increase accessibility for persons with disabilities, or address code compliance matters with regard to health, welfare, life, and safety.
- The conversion will be completed within four years from the date of rehabilitation or demotion of the SRO unit. The local agency may provide a one-year delay to this requirement if the delay is outside the project proponent's control.
- The converted SRO unit will be a rental unit with affordable rent at or lower than the applicable affordable rent level of the replaced SRO unit, unless the affordable rent level is precluded due to limitations or other requirements of one or more funding sources of the housing development.
- The converted SRO unit will only be available to households with a household income at or below the income levels for lower-income, very low-income, extremely low-income, or acutely low-income households.
- A converted unit will remain available at the applicable affordable rent level of the replaced SRO unit for the longest feasible amount of time, but not less than 55 years.
- A covenant of affordability shall be recorded with the county recorder prior to the issuance of the certificate of occupancy or completion of work as approved by the local agency.
- A displaced SRO unit occupant shall have a right of first refusal for admission to a replacement unit, provided the SRO unit occupant would not be precluded due to unit-size limitations or other requirements of one or more funding sources of the housing development.

***SB 79 (Wiener) Housing Development: Transit-oriented Development. Chapter 512, Statutes of 2025**

This measure requires local agencies in urban transit counties, defined as “a county with more than 15 passenger rail stations,” beginning July 1, 2026, to approve housing projects within a half mile of specific transit stops with limited or no environmental review and public engagement projects at a density of anywhere from 80 dwellings per acre to 120 dwellings per acre at a height of five stories to nine stories, depending on the type of transit the project is near. (Cal Cities has prepared a comprehensive summary of this measure in Appendix A of this document).

***SB 92 (Blakespear) Housing Development: Density Bonuses. Chapter 484, Statutes of 2025**

This measure allows local agencies to prohibit the use of the Density Bonus Law on the portion of a mixed-use development project that applies to a hotel, motel, bed-and-breakfast, or other transient lodging other than a residential hotel.

SB 158 (Cmte. on Budget and Fiscal Review) Land use. Chapter 650, Statutes of 2025.

This measure requires the Department of Housing and Community Development to prepare to administer Round 7 of the HHAP program with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning Sept. 1, 2026. This measure also includes notable land-use changes. Specifically, this measure clarifies that the Permit Streamlining Act applies to ministerial housing development projects defined in the Housing Crisis Act that local agencies review. Additionally, the measure modifies the deadline for a lead public agency to approve or disapprove infill housing development projects exempt from CEQA to 30 days after the agency concludes a tribal consultation process or the time period required under the Housing Accountability Act. This measure also specifies that builder’s remedy projects greater than four acres are not eligible for a CEQA exemption or the limited application of CEQA as required in the Public Resources Code section 21080.1. Finally, this measure specifies that a housing development project located in a city with a population of more than 85,000 but less than 95,000 or in a county with a population of 440,000 but less than 455,000 must be a discretionary project if it meets the following requirements: • A portion of the parcel where the project is located is identified on a United States Fish and Wildlife Service map as a freshwater forested or shrub wetland. • A portion of the parcel is located within a regulatory floodway determined by the Federal Emergency Management Agency in any official maps the agency publishes. • The project is located on a parcel adjacent to a California historical landmark on the California Register of Historic Places.

SB 233 (Seyarto) Regional Housing Need: Determination: Consultation with Councils of Governments. Chapter 577, Statutes of 2025

This measure revises the deadline for HCD to meet and consult with each COG beginning in the seventh revision of the housing element during the regional housing needs determination process. The following timelines apply beginning in the seventh cycle: • At least 26 months prior to the scheduled revision for the Humboldt County Association of Governments, the Lake Area Planning Council, the Mendocino Council of Governments, and the County of Nevada • At least 34 months prior to the scheduled revision for the San Luis Obispo Council of Governments and the Sacramento Area Council of Governments • For all other COGs, at least 38 months prior to the scheduled revision • For the eighth and subsequent revisions of the housing element, at least 38 months prior to the scheduled revision of the housing element for the region.

SB 262 (Wahab) Housing Element: Pro-housing Designations: Pro-housing Local Policies. Chapter 513, Statutes of 2025

This measure amends the definition of pro-housing local policies in the Pro-housing Designation Program to include policies that keep people housed. The measure allows local agencies to qualify for points if they have the following programs: • A safe parking program that provides parking locations and options for individuals and families living in their vehicles if the program provides a bathroom facility and on-site security, establishes an enrollment process that may include a background check requirement, and establishes rules and regulations for the program. • A safe camping program that provides safe camping locations and options for individuals and families experiencing unsheltered homelessness. • Adoption of ordinances, processes, or other mechanisms that expedite or remove barriers to approving low-barrier navigation centers, emergency shelters, or supportive housing that go beyond state law.

SB 340 (Laird) General Plans: Housing Element: Emergency Shelter. Chapter 514, Statutes of 2025:

This measure revises the definition of emergency shelters in housing element law to include all services provided on-site at a shelter, including the addition or expansion of services consistent with written objective standards, as well as all supportive services for homeless individuals who occupy an emergency shelter for six months or less.

SB 507 (Limón) Planning and Zoning: Regional Housing Needs Allocation. Chapter 519, Statutes of 2025:

This measure authorizes local governments to enter into voluntary agreements with tribes to allow new tribal housing developments to count toward the locality's RHNA if they meet the following conditions: • The local government has permitting authority over the site where the tribal housing development project is located. • The tribal housing development project is located within the boundaries of the local government. • The units in the project meet the definition of a housing unit as defined by the United States Census Bureau. If a local government does not have permitting authority over the site where the tribal housing development project is located, the voluntary agreement must demonstrate that the housing units will be built and include one of the following: • An agreement with the tribe regarding approvals, permits, certificates of occupancy, or reporting new units to the Department of Finance. • Documentation from the tribe demonstrating that planned housing has been approved to be built within the current RHNA cycle. • Data regarding the timing of project construction and unit affordability by household income category.

SB 611 (Richardson) Planning and Zoning: Community Plans: Review Under the California Environmental Quality Act. Chapter 228, Statutes of 2025 (Urgency):

This measure prohibits a court from invalidating a development project that was approved under an updated community plan that is being litigated under CEQA if the development project is approved before the court issues a stay in connection with a challenge to the environmental impact report or community plan update and the application for the development project was deemed complete before the court issues a stay, order, or writ.

SB 625 (Wahab) Housing Developments: Disasters: Reconstruction of Destroyed or Damaged Structures. Chapter 548, Statutes of 2025

This measure establishes a ministerial approval process for rebuilding residential structures destroyed in declared disasters. It allows up to 110% of the prior structure's size. It deems void and unenforceable any covenant, condition, or restriction contained in any deed, contract, security instrument, or other instrument affecting the transfer of or interest in real property that effectively prohibits substantially similar reconstruction of a residential structure damaged or destroyed in a disaster.

***SB 786 (Arreguín) Planning and Zoning: General Plan: Judicial Challenges. Chapter 526, Statutes of 2025**

This measure requires the HCD to initiate a review of a local agency if the local agency has failed to amend a local ordinance, development standard, condition, or policy within its housing element by the specific deadline it has set for itself to comply with the law and receive approval for its housing element. Additionally, this measure extends the deadline to bring an action against a local agency to comply with its housing element or complete a rezoning from 60 days to 120 days. Finally, this measure allows a court to grant a reasonable extension to the local agency if the HCD has not completed its review in time.

SB 838 (Durazo) Housing Accountability Act: Housing Development Projects. Chapter 789, Statutes of 2025

This measure revises the definition of a housing development project under the Housing Accountability Act to exclude any portions of a housing development project that include a hotel, motel, bed-and-breakfast, or other transient lodging use from the builder's remedy. This measure allows a local agency to separately approve the portion of a builder's remedy project that contains a hotel or motel use but clarifies that the project would not be eligible for any benefits granted to a housing development project, including streamlining provisions.

Accessory Dwelling Units

AB 462 (Lowenthal) Land Use: Accessory Dwelling Units. Chapter 491, Statutes of 2025 (Urgency)

This measure requires a local agency to issue a certificate of occupancy for accessory dwelling units (ADUs) constructed in a county subject to a proclamation of a state of emergency made by the Governor after Feb. 1, 2025, if the primary dwelling was substantially damaged or destroyed by a natural disaster. Additionally, this measure requires the California Coastal Commission to approve or deny a coastal development permit for an ADU within 60 days of receiving a completed application or the application is deemed approved. Finally, this measure requires local governments without a certified local coastal program to immediately notify the CCC that an ADU permit application has been completed.

AB 1154 (Carrillo) Junior Accessory Dwelling Units. Chapter 507, Statutes of 2025

This measure eliminates owner-occupancy requirements for junior accessory dwelling units (JADUs) if the JADU has separate sanitation facilities from the existing structure and requires that a rental for a JADU be longer than 30 days.

SB 9 (Arreguín) Accessory Dwelling Units: Ordinances. Chapter 510, Statutes of 2025

This measure makes null and void any ADU ordinance if a local agency fails to submit a copy of its ordinance to the HCD within 60 days after adoption by the local government or fails to respond to findings by the HCD that the ADU ordinance does not comply with the law within 30 days.

***SB 543 (McNerney) Accessory Dwelling Units and Junior Accessory Dwelling Units. Chapter 520, Statutes of 2025**

This measure requires local agencies to determine application completeness for an ADU or JADU within 15 business days of receiving an application, or it is deemed complete. Additionally, this measure clarifies that floor area standards in ADU and JADU law mean interior livable space instead of the total footprint. The measure also clarifies that ADUs or JADUs with less than 500 square feet of interior livable space are exempt from school impact fees. Finally, the measure provides additional organizational and technical changes to ADU and JADU law.

Mobile Homes

AB 391 (M. Rodriguez) Mobilehome Parks: Notices to Homeowners and Residents. Chapter 339, Statutes of 2025

This measure permits mobile home park management to provide notices as required by the Mobile home Residency Law to both mobile home residents and owners by electronic mail with written consent from the residents.

AB 456 (Connolly) Mobilehome Parks: Sales or Transfers: Prospective Purchasers of Mobilehomes. Chapter 59, Statutes of 2025

This measure extends the timeline for mobile-home park management to provide the mobile-home owner notice about necessary repairs or improvements necessary to a mobile-home that is being sold from 10 business days to 15 business days. If notice is not provided, it is deemed that park management has waived its right to require repairs or improvements to the mobile home as a condition of the sale unless the repairs or improvements are required by local ordinance, statutes, or regulations related to health and safety. This measure deems approved an application for tenancy from a prospective buyer if park management fails or refuses to notify the seller and prospective buyer within the required 15 business days of the acceptance or denial of the prospective buyer. Finally, this measure ensures that a new mobilehome owner is not considered an unlawful occupant if park management fails or refuses to notify the new mobilehome owner in a timely manner of the acceptance or rejection of their tenancy application.

AB 806 (Connolly) Mobilehomes: Cooling Systems. Chapter 343, Statutes of 2025

This measure prohibits mobile home park management from banning or restricting portable air-conditioning units, window air-conditioning units, swamp coolers or evaporative coolers, cooling fan systems, heat pumps, or any other cooling systems in mobile homes.

Housing and Housing Finance

AB 480 (Quirk-Silva) Personal Income Tax Law: Corporation Tax Law: Insurance Tax Law: Low-income Housing Tax Credit. Chapter 492, Statutes of 2025

This measure eliminates the requirement that a taxpayer must choose to sell a certification for a low-income housing tax credit in their application for tax credits. Instead, it allows them to certify the credit at any time before the tax credits are awarded.

SB 686 (Reyes) Housing Programs: Financing. Chapter 523, Statutes of 2025

This measure authorizes HCD to allow owners of developments with affordable housing to use a loan from the department to pay for predevelopment costs, unreimbursed capital improvements, and unreimbursed operating deficits.

Development Fees

***SB 358 (Becker) Mitigation Fee Act: Mitigating Vehicular Traffic Impacts. Chapter 515, Statutes of 2025**

This measure requires local agencies to reduce traffic impact fees for projects located within a half mile from three or more of the following: supermarket or grocery store, public park, community center, pharmacy or drugstore, medical clinic or hospital, public library, an elementary school, licensed childcare facility, or restaurant. If an agency wants to charge a higher fee, it must provide written findings supported by substantial evidence that the housing development project will not generate fewer automobile trips.

***SB 499 (Stern) Residential Projects: Fees and Charges. Chapter 543, Statutes of 2025**

This measure authorizes local agencies to collect parkland or recreational impact fees before issuing the certificate of occupancy if the parks or recreational facilities are identified for emergency purposes and are included in the safety element or local hazard mitigation plan. This measure also authorizes utility services to collect connection service charges at the time a service application is received, provided that the charges do not exceed the costs incurred as a result of the connection activities.

Housing Regulations

AB 253 (Ward) California Residential Private Permitting Review Act: Residential Building Permits. Chapter 487, Statutes of 2025 (Urgency)

This measure allows an applicant developing a residential project under 10 units to hire a third-party plan checker to review their housing plans if the local agency cannot complete the plan checking within 30 business days of receiving a completed application. This measure requires local agencies to provide the applicant with an estimated timeframe for review of the application. This measure requires the local jurisdiction to review the third-party plan check within 10 business days after receiving it back from the third-party inspector, or the application is deemed approved. Finally, beginning on April 1, 2027, local agencies are required to provide in their APR the number of residential building permits reviewed by the city, county, private professional provider, and the number of full-time staff directly involved in the processing of residential building permits.

AB 368 (Ward) Energy: Building Standards: Passive House Standards. Chapter 145, Statutes of 2025

This measure requires the California Energy Commission to evaluate the cost effectiveness of passive housing building energy efficiency standards by climate zone and submit a report to the legislature on its findings.

AB 628 (McKinnor) Hiring of Real Property: Dwellings: Untenantability. Chapter 342, Statutes of 2025

This measure deems a housing unit untenantable if there is not a stove or refrigerator that is maintained in good working order for any lease that begins, is amended, or extended after Jan. 1, 2026.

AB 1050 (Schultz) Unlawfully Restrictive Covenants: Housing Developments. Chapter 504, Statutes of 2025

This measure authorizes owners of commercial properties who wish to redevelop the property to include residential units to utilize an existing legal process to remove restrictive covenants on the property that limit the number, size, or location of residences on the property or the number of persons or families who may reside there.

AB 1308 (Hoover) Residential Building Permits: Inspections: Housing Accountability Act. Chapter 509, Statutes of 2025

This measure requires a local building department to inspect a residential project with fewer than 10 units within 10 business days of receiving a notice of completion for permitted work authorized by a building permit issued for a housing project. Failure by a local agency to complete the inspection within the specified timeline will constitute a violation of the Housing Accountability Act.

SB 655 (Stern) Dwelling Units: Indoor Temperature. Chapter 522, Statutes of 2025

This measure declares that it is an established policy of the state that dwelling units must attain and maintain a safe maximum indoor temperature. This measure requires all relevant state agencies, as of Jan. 1, 2027, to consider this policy when revising, adopting, or establishing regulations that achieve the goal of this state policy.

Common Interest Developments

SB 410 (Grayson) Common Interest Developments: Association Records: Exterior Elevated Elements Inspection. Chapter 516, Statutes of 2025

This measure requires the owner of a separate interest in a common interest development to provide a copy of the exterior elevated element inspection to a prospective buyer and adds that the inspection report must be available as an association record for a homeowners' association.

Landlord-Tenant

AB 246 (Bryan) Social Security Tenant Protection Act of 2025. Chapter 337, Statutes of 2025

This measure allows tenants to use the interruption of social security payments from the federal government as an affirmative defense in an unlawful detainer proceeding until Jan. 20, 2029.

AB 414 (Pellerin) Residential Tenancies: Return of Security. Chapter 340, Statutes of 2025

This measure requires a landlord that receives security deposits or rental payments electronically to return the security deposit to the tenant electronically, unless the landlord and tenant agree to a different method of returning the security deposit.

AB 863 (Kalra) Residential Rental Properties: Language Requirements. Chapter 344, Statutes of 2025

This measure requires the Judicial Council to create by Jan. 1, 2027, a single summons form for mandatory use in an action for unlawful detainer to remove a tenant from a residential property in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean, and requires the Judicial Council to publish the form on its website.

AB 1414 (Ransom) Landlord-tenant: Internet Service Provider Subscriptions. Chapter 506, Statutes of 2025

This measure requires landlords to allow tenants to opt out of paying for any subscription from a third-party Internet service provider in connection with the tenancy if the tenancy begins, renews, or continues on a month-to-month basis after Jan. 1, 2026.

SB 477 (Blakespear) California Fair Employment and Housing Act: Enforcement Procedures. Chapter 321, Statutes of 2025

This measure modifies timelines for the Civil Rights Department to issue right-to-sue notices and tolls the statute of limitations to bring a civil action related to violations of the Fair Employment and Housing Act. This measure allows the Civil Rights Department to treat complaints involving multiple people as a single group case; pauses legal deadlines while an investigation, appeal, or parties attempt to resolve the issue outside of court; and delays right-to-sue notices until all group-related complaints and legal actions are completed.

SB 610 (Pérez) Disaster Assistance: Tenants, Mobilehome Parks, and Mortgages. Chapter 547, Statutes of 2025

This measure requires mobile home park owners and landlords to return advance rental payments to tenants within 21 days of the date of termination when a tenancy is terminated due to damage or destruction by a disaster. Additionally, this measure requires landlords to remove debris caused by a disaster and mitigate hazards arising from it. Finally, this measure requires landlords to forgo a tenant's obligation to pay rent if they are required to evacuate. If the tenant has already paid rent for the period of evacuation, the landlord must either return the rent within 10 days or allow the tenant to deduct the amount from the next month's rent.

Community and Economic Development

AB 417 (Carrillo) Local Finance: Enhanced Infrastructure Financing Districts: Community Revitalization and Investment Authorities. Chapter 260, Statutes of 2025

This measure expands the type of small business facilities that enhanced infrastructure financing districts (EIFDs) can acquire, purchase, or repair to foster economic recovery. This measure also allows EIFDs to amend their infrastructure financing plan without going through a complete set of hearing and notice procedures when adding participating taxing entities and their members to the public finance authority or to increase the amount of property tax revenue the EIFD can receive to account for the additional participating tax entities. Additionally, for community revitalization and investment authorities (CRIAs), this measure no longer requires CRIAs to meet both income and blight requirements; instead, they can meet one or the other. Finally, this measure allows CRIAs to reduce the percentage of an area that must have an annual median household income of less than

80% of the statewide, countywide, or citywide annual median income from 70% to 60% of census tracts.

AB 1445 (Haney) Downtown Revitalization and Economic Recovery Financing Districts. Chapter 642, Statutes of 2025

This measure enables local agencies to establish a downtown revitalization and economic recovery financing district for the purpose of financing commercial-to-residential conversion projects using incremental tax revenues generated by these conversions.

Miscellaneous

***AB 671 (Wicks) Accelerated Restaurant Building Plan Approval: California Retail Food Code: Tenant Improvements. Chapter 470, Statutes of 2025**

This measure requires local agencies to allow applicants for tenant improvements to a restaurant to use a licensed engineer or architect to certify that the plans comply with applicable building, health, and safety codes. It sets various timelines for local building departments to review permits provided by licensed engineers or architects. The measure requires local building departments to approve or deny applications within 20 days of receiving a completed application, or it is deemed approved. Additionally, it requires local building departments to approve or deny resubmissions within 10 business days of receiving them.

AB 1529 (Cmte. on Housing and Community Development) Housing Omnibus. Chapter 203, Statutes of 2025

This measure makes noncontroversial amendments to state law regarding housing and community development. Specifically, the measure does the following:

- Makes technical changes to the Preservation Notice Law (PNL) by clarifying that the Notice of Opportunity to Submit an Offer of Purchase must be provided prior to or concurrently with the 12-month notice to tenants of a possible conversion.
- Corrects a cross reference in AB 1893 (Wicks), Chapter 268, Statutes of 2024. The allowable density under AB 1893 for builder's remedy projects includes a 35 du/acre bump for projects in a "very low vehicle travel area, as defined in subdivision (h)." This definition is no longer in subdivision (h). The proposed language corrects the cross reference to "subdivision (b) of section 65589.5.1."
- Clarifies language from AB 2240 (Arambula), Chapter 523, Statutes of 2024 to make clear that rather than re-reviewing all state property, HCD and the coordinating agencies will use the existing list of state sites previously identified as candidates for affordable housing development under Executive Order N-06- 19 and AB 2233 (Quirk-Silva), Chapter 438, Statutes of 2022.
- Provides that the notice that a property is subject to AB 1482 (Chiu) Chapter 597, Statutes of 2019 may be provided in the lease or rental agreement instead of as an addendum to the agreement. AB 1482 limits rent-gouging in California by placing an upper limit of 5% plus inflation on annual rent increases. It also requires a landlord to have and state a just cause in order to evict tenants who have occupied the premises for a year.
- Makes changes to AB 1893 (Wicks) Chapter 268, Statutes of 2024 including expanding the definition of "disapproval" of a project to include a determination that a preliminary application expired for any reason other than those described in specified subdivisions of Section 65941.1. Because subsequent legislation added to and reordered those subdivisions, this bill corrects the cross-reference.
- Clarifies that when a housing project uses a land-use tool that triggers the rent limits and receives local, state, or federal loans or grants, the rent limits can be used if any of those

funding sources use the TCAC rent limits. • Clarifies language from AB 2240 (Arambula) Chapter 523, Statutes of 2024 to specify that rather than re-reviewing all state property, HCD and the coordinating agencies shall use the existing list of state sites previously identified as candidates for affordable housing development under Executive Order N-06-19 and AB 2233 (Quirk-Silva, Chapter 438, Statutes of 2022). • Adds a requirement to PNL that within 10 days of recording a notice of default, notice must also be provided to the affected public entities. Properties with regulatory agreements with low-income housing tax credits still have to maintain the tax credit rents for three years after foreclosure, but it is difficult to track those properties without proper notice prior to foreclosure.

SB 489 (Arreguín) Local Agency Formation Commissions: Written Policies and Procedures: Permit Streamlining Act: Housing Development Projects. Chapter 518, Statutes of 2025

This measure requires Local Agency Formation Commissions (LAFCO) to post its written policies and procedures online and to include forms necessary to apply for a change or organization. This measure also requires LAFCOs involved in housing development projects to publish online the list of required information and criteria used to determine the completeness of an application.

SB 777 (Richardson) Abandoned Cemeteries: Report. Chapter 658, Statutes of 2025

This measure requires the Cemetery and Funeral Bureau to convene a working group by March 1, 2026, to discuss options for the continued care, maintenance, and embellishment of abandoned cemeteries, including requiring counties to assume responsibility for maintenance, irrigation, public works, and burial services for cemeteries located within their boundaries that become abandoned. The working group must include representatives from a variety of organizations, including the League of California Cities, and requires the Cemetery and Funeral Bureau to submit a report to the legislature by June 1, 2026, to summarize the discussions and its recommendations.

SB 808 (Caballero) Civil Actions: Writs: Housing Development Projects. Chapter 527, Statutes of 2025

This measure establishes an expedited review process for judicial review of a court's writs of mandate filed in response to the denial of a permit or other entitlement for housing development projects at both the trial and appellate levels.

Air Quality

***SB 415 (Reyes) Planning and Zoning: Logistics Use Developments: Truck Routes.**

This measure includes the cleanup legislation related to AB 98 (Chapter 931, Statutes of 2024), the warehouse design standards, truck route, and circulation element update bill. This measure allows local governments outside of the warehouse concentration region, as defined in AB 98, to develop a local ordinance rather than mandating a truck traffic update in the circulation element of the general plan by Jan. 1, 2028. For cities with 50,000 or fewer residents and counties with 100,000 or fewer residents, this measure allows those local governments to complete the ordinance adoption by Jan. 1, 2030. This measure offers an exemption from the circulation element or local ordinance requirement if a city or county does not have and is not approving any new or expanded logistics-use projects in its jurisdiction. If that changes, this measure requires the city or county to adopt an ordinance within two years. This measure also prevents the Attorney General from imposing penalties on local governments that are working in good faith to follow the law. This measure also revises the

definition of local roads to include roads predominantly serving commercial, agricultural, and industrial uses to prevent warehouse development near sensitive receptors.

SB 71 (Wiener) California Environmental Quality Act: Exemptions: Transit Projects. Chapter 742, Statutes of 2025

This measure extends the CEQA exemption for certain transportation-related projects indefinitely and adds new exemptions for specific transit planning activities. Until Jan. 1, 2030, CEQA exempts from its requirements active transportation plans, pedestrian plans, and bicycle transportation plans involving activities such as restriping streets and highways, installing bicycle parking and storage, adjusting signal timing to improve intersection operations, and adding related signage for bicycles, pedestrians, and vehicles.

SB 611 (Richardson) Planning and Zoning: Community Plans: Review under the California Environmental Quality Act. Chapter 228, Statutes of 2025 (Urgency)

This measure prohibits a court from invalidating a development project that was approved under an updated community plan that is being litigated under CEQA if the development project is approved before the court issues a stay in connection with a challenge to the environmental impact report or community plan update and the application for the development project was deemed complete before the court issues a stay, order, or writ.

***SB 676 (Limón) California Environmental Quality Act: Judicial Streamlining: State of Emergency: Wildfire. Chapter 550, Statutes of 2025**

This measure requires, on and after Jan. 1, 2027, a project whose intent is to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed by wildfire, located in a geographic area for which the Governor declared a state of emergency on or after Jan. 1, 2023, and the project is not otherwise exempt from CEQA, that the project be consistent with any applicable zoning and land-use ordinances. This measure requires the lead agency to prepare the record of proceeding for such projects concurrently with the administrative record under CEQA and consistent with existing law, and the lead agency may charge and collect a reasonable fee from the applicant who is requesting the concurrent preparation of the record of proceeding, thereby recovering all of the costs associated with this requirement. This measure also requires an action or proceeding brought to attack, review, set aside, void, or annul the certification of an environmental impact report, or the adoption of a negative declaration or mitigated negative declaration, for the project to be resolved, to the extent feasible, within 270 calendar days of the filing of the certified record of proceedings. This measure requires an applicant to agree to pay the costs of the trial court and court of appeal in hearing and deciding any action or proceeding brought under these provisions. This measure requires the Judicial Council to adopt rules of court to implement these requirements.

SB 653 (Cortese) Wildfire Prevention: Environmentally Sensitive Vegetation Management. Chapter 778, Statutes of 2025

This measure defines an environmentally sensitive vegetation management project to mean vegetation management that reduces catastrophic wildfire risk over the long term while supporting native wildlife and biodiversity.

***AB 1285 (Cmte. on Emergency Management) State Fire Marshal: Lithium-ion Battery Facilities: Guidance. Chapter 637, Statutes of 2025**

This measure requires the State Fire Marshal, in consultation with the Office of Emergency Services, to develop fire prevention, response, and recovery measures for utility-grade lithium-ion battery storage facilities.

SB 57 (Padilla) Electrical Corporations: Data Centers: Report. Chapter 647, Statutes of 2025

This measure authorizes the CPUC to assess the extent to which electrical corporation costs associated with new loads from data centers result in cost shifts to other electrical corporation customers. This measure requires the CPUC to submit an assessment completed pursuant to that authorization to the relevant policy committees of the Legislature and to publicly post a copy of the assessment on the CPUC's website on or before Jan. 1, 2027.

SB 710 (Blakespear) Property Taxation: Active Solar Energy Systems. Chapter 328, Statutes of 2025

This measure ensures that any newly constructed active solar energy system that qualifies under the existing property tax exclusion before Jan. 1, 2027, continues to do so after the exclusion sunsets on Jan. 1, 2027, until there is a subsequent change in ownership.

AB 961 (Ávila Farías) Hazardous Materials: California Land Reuse and Revitalization Act Of 2004. Chapter 173, Statutes of 2025

This measure extends the repeal date of the California Land Reuse and Revitalization Act from Jan. 1, 2027, to Jan. 1, 2037, which provides property owners immunity from liability from certain state statutory and common law pollution conditions caused by a release or threatened release of hazardous materials.

AB 1459 (Cmte. on Environmental Safety and Toxic Materials) Hazardous Waste: Underground Storage Tanks. Chapter 89, Statutes of 2025

This measure clarifies that a hazardous waste facilities permit is not required for the treatment of laboratory hazardous waste generated on-site if the hazardous waste is treated in containers using specific procedures and in quantities, and such procedures shall be prioritized in the handling of laboratory hazardous waste. If those specified procedures do not exist, this measure authorizes the use of the manufacturer's written procedures if they are not in conflict with current rules or regulations.

***SB 466 (Caballero) Drinking Water: Primary Standard For Hexavalent Chromium: Exemption.**

This measure prohibits a public water system that meets the total chromium maximum contaminant level (MCL) enforceable standard for drinking water in California from being determined, held, considered, or otherwise deemed in violation of the primary drinking water standard for hexavalent chromium while implementing a State Water Resources Control Board–approved compliance plan or while state action is pending on the proposed and submitted compliance plan.