

Legislative History Tracked Bills by Category Wednesday, March 12, 2025

Bill Number	Current Text	Status	Brief Summary	MTC Position	ABAG Position
Brown Act					
SB 239 Arreguín	Introduced 01/30/2025	Referred to Coms. on L. GOV. and JUD.	Open meetings: teleconferencing: subsidiary body. The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. The act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Current law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as specified. This bill would authorize a subsidiary body, as defined, to use alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. The bill would require the subsidiary body to post the agenda at the primary physical meeting location. The bill would require the members of the subsidiary body to visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, as specified.	Sponsor	Sponsor

Climate, Resilience and Environment					
AB 39 Zbur	Amended 02/25/2025	Re-referred to Com. on L. GOV.	General plans: Local Electrification Planning Act. The Planning and Zoning Law requires a city or county to adopt a comprehensive general plan for the city's or county's physical development that includes various elements, including, among others, a land use element that designates the proposed general distribution and general location and extent of the uses of the land in specified categories, and a circulation element that identifies the location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, as specified. This bill, the Local Electrification Planning Act, would require a each city, county, or city and county, on or after January 1, 2027, but no later than January 1, 2030, to prepare and adopt a specified plan, or integrate a plan in the next adoption or revision of the general plan, that includes locally based goals, objectives, policies, and feasible implementation measures that include, among other things, the identification of opportunities to expand electric vehicle charging, as specified, and includes policies and implementation measures that address the needs of disadvantaged communities, low-income households, and small businesses for equitable and prioritized investments in zero-emission technologies that directly benefit these groups. For these purposes, the bill would authorize a city, county, or city and county to incorporate by reference into the general plan a previously adopted similar plan that meets the above-described requirements, as specified. (Based on 02/25/2025 text)		
AB 61 Pacheco	Amended 02/26/2025	Re-referred to Com. on U. & E.	Electricity and natural gas: legislation imposing mandated programs and requirements: third-party review. The Public Advocate's Office of the Public Utilities Commission is established as an independent office within the commission to represent and advocate on behalf of the interests of public utility customers and subscribers within the jurisdiction of the commission. This bill would require the office to establish, by January 1, 2027, a program to, upon request of the Legislature, analyze legislation that would establish a mandated requirement or program or otherwise affect electrical or gas ratepayers, as specified. The bill would require the office to develop and implement conflict-of-interest provisions that would prohibit a person from participating in an analysis for which the person knows or has reasons to know that the person has a material financial interest. The bill would establish the Energy Programs Benefit Fund in the State Treasury and continuously appropriate the moneys in the fund to the office to support the work of the office in providing the analyses.		

AB 491 Connolly	Introduced 02/10/2025	Referred to Com. on NAT. RES.	California Global Warming Solutions Act of 2006: climate goals: natural and working lands. The California Global Warming Solutions Act of 2006 declares the policy of the state to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative greenhouse gas emissions thereafter. The act requires the State Air Resources Board to prepare and approve a scoping plan for achieving the maximum technologically feasible and cost-effective reductions in greenhouse gas emissions and to update the scoping plan at least once every 5 years. The act also requires the Natural Resources Agency, in collaboration with specified entities, including the state board, to determine an ambitious range of targets for natural carbon sequestration, and for nature-based climate solutions, that reduce greenhouse gas emissions for 2030, 2038, and 2045 to support state goals to achieve carbon neutrality and foster climate adaptation and resilience. The act requires these targets to be integrated into the above-described scoping plan and other state policies. This bill would specify that it is the goal of the state to achieve each of the targets established by the Natural Resources Agency by the applicable date for the target, with priority given to activities that most rapidly, significantly, and cost effectively reduce emissions of greenhouse gases. The bill would also revise the definition of “natural carbon sequestration” for purposes of the above-described provisions. (Based on 02/10/2025 text)		
AB 1207 Irwin	Introduced 02/21/2025	Read first time.	Climate change: market-based compliance mechanism. The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases and requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030. The act, until January 1, 2031, authorizes the state board to adopt a regulation establishing a system of market-based declining aggregate emissions limits for sources or categories of sources that emit greenhouse gases (market-based compliance mechanism) that meets certain requirements. Pursuant to this authority, the state board adopted the California Greenhouse Gas Cap-and-Trade Program. This bill would state the intent of the Legislature to enact subsequent legislation to reauthorize the California Greenhouse Gas Cap-and-Trade Program. (Based on 02/21/2025 text)		

AB 1284 Committee on Emergency Management	Introduced 02/21/2025	Referred to Com. on E.M.	Emergency services: catastrophic plans: recovery frameworks. Would require the Office of Emergency Services (OES) to develop state recovery frameworks for California’s catastrophic plans, as provided. The bill would also require the governing body of a political subdivision, as defined, to develop regional recovery frameworks for California’s catastrophic plans and would require OES to provide technical assistance in this regard. This bill would require OES and the governing bodies of political subdivisions, in developing recovery frameworks, to incorporate lessons learned from recent major disasters. The bill would require the recovery frameworks to be consistent with guidance from the Federal Emergency Management Agency and to address, at a minimum, specified recovery support functions, including economic recovery, health and social services, and infrastructure systems. The bill would require OES to use, to the greatest extent possible, federal preparedness grant funding to offset the state, local, and tribal government costs associated with developing recovery frameworks. The bill would require the state and regional recovery frameworks to be completed by January 15, 2027. By imposing new duties on local agencies, this bill would impose a state-mandated local program. (Based on 02/21/2025 text)		
AB 1295 Patterson	Introduced 02/21/2025	Referred to Com. on U. & E.	Public utilities: billing statements: additional costs attributable to state requirements or programs. Current law authorizes the Public Utilities Commission to fix the rates and charges for every public utility and requires that those rates and charges be just and reasonable. Current law requires each electrical corporation and gas corporation to disclose on the billing statement of a residential customer certain information, including itemized components in the bill to identify state and local taxes, identification of delivery, generation, public purpose, and other charges, and the contact information for the commission’s Consumer Affairs Branch. This bill would require each public utility to provide to its customers information on the additional costs that are attributable to state requirements or programs, including those imposed by statute, regulation, the commission, or the State Energy Resources Conservation and Development Commission. The bill would require this information to be provided quarterly on the customer billing statement in a visible area and in a similar size and font as the billing information. (Based on 02/21/2025 text)		

AB 1342 Soria	Introduced 02/21/2025	Read first time.	Electricity: rates. Existing law authorizes the Public Utilities Commission to supervise and regulate every public utility in the state, including electrical corporations, and to fix just and reasonable rates and charges for each public utility. This bill would declare the intent of the Legislature to enact subsequent legislation to establish policies to reform the regulation of electricity rates for residential customers. (Based on 02/21/2025 text)		
AB 1408 Irwin	Introduced 02/21/2025	Read first time.	Electricity: rates. Current law authorizes the Public Utilities Commission to require or authorize an electrical corporation to employ default time-of-use rates to residential customers, subject to specified limitations and conditions. Current law prohibits a residential customer from being subject to a default time-of-use rate schedule unless that residential customer has been provided with not less than one year of interval usage data from an advanced meter and associated customer education and, following the passage of this period, is provided with no less than one year of bill protection during which the total amount paid by the residential customer for electric service shall not exceed the amount that would have been payable by the residential customer under that customer's previous rate schedule. This bill would require that the customer be provided with no less than 2 years, instead of one year, of bill protection during which the total amount paid by the residential customer for electric service is prohibited from exceeding the amount that would have been payable by the residential customer under that customer's previous rate schedule. (Based on 02/21/2025 text)		
AB 1455 Bryan	Introduced 02/21/2025	Read first time.	Office of Land Use and Climate innovation: fire hazard planning. Existing law establishes the Office of Land Use and Climate Innovation (office) in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. Existing law requires the office, by July 1, 2020, and in consultation with the Department of Forestry and Fire Protection, the State Board of Forestry and Fire Protection, and other fire and safety experts, to update the guidance document entitled "Fire Hazard Planning, General Plan Technical Advice Series," and to subsequently update that document not less than once every 8 years. This bill would, beginning January 1, 2026, require the office to update the above-described document not less than once every 5 years. (Based on 02/21/2025 text)		

AB 1457 Bryan	Introduced 02/21/2025	Read first time.	Wildfires: training programs: defensible space: inspections. Existing law requires the Director of Forestry and Fire Protection, until January 1, 2026, to establish a statewide program to allow qualifying entities who have completed a specific training program, to support and augment the Department of Forestry and Fire Protection in its defensible space and home hardening assessment and education efforts and requires the director to establish a common reporting platform that allows defensible space and home hardening assessment data, collected by qualifying entities, to be reported to the department, among other things. This bill would require the training program to include training consistent with the “Home Ignition Zone/Defensible Space Inspector” course plan, established by the State Fire Marshal, to ensure that individuals are trained to conduct home ignition zone inspections. The bill would also extend the operative date of both programs described above indefinitely. This bill contains other existing laws. (Based on 02/21/2025 text)		
AB 1472 Hart	Introduced 02/21/2025	Read first time.	California Sea Level Rise State and Regional Support Collaborative. Existing law creates within the Ocean Protection Council the California Sea Level Rise State and Regional Support Collaborative to provide state and regional information to the public and support to local, regional, and other state agencies for the identification, assessment, planning, and, where feasible, the mitigation of the adverse environmental, social, and economic effects of sea level rise within the coastal zone, as provided. This bill would make a nonsubstantive change to this provision. (Based on 02/21/2025 text)		
SB 34 Richardson	Introduced 12/02/2024	Set for hearing April 2.	Ports: emissions: intermodal goods movement stakeholder group. Current law regulates the operation of ports and harbors. Current law imposes various limitations on emissions of air contaminants for the control of air pollution from vehicular and nonvehicular sources and generally designates the State Air Resources Board as the state agency with primary responsibility for the control of vehicular air pollution. This bill would require the state board to establish an intermodal goods movement stakeholders group consisting of, among others, a member from each specified port district. By requiring a port district to participate in the group, the bill would impose a state-mandated local program. The bill would require the group to develop a plan that specifies short-term thresholds of yellow, orange, and red for port emissions and specifies actions to be taken to reduce port emissions and port-related emissions when the thresholds are reached, as specified		

SB 90 Seyarto	Amended 02/26/2025	From committee: Do pass as amended and re-refer to Com. on N.R. & W. (Ayes 13. Noes 0.) (March 11).	Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024: grants: improvements to public evacuation routes: mobile rigid water storage: electrical generators. The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, approved by the voters as Proposition 4 at the November 5, 2024, statewide general election, authorized the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. The act makes \$135,000,000 available, upon appropriation by the Legislature, to the Office of Emergency Services for a wildfire mitigation grant program to provide, among other things, loans, direct assistance, and matching funds for projects that prevent wildfires, increase resilience, maintain existing wildfire risk reduction projects, reduce the risk of wildfires to communities, or increase home or community hardening. The act provides that eligible projects include, but are not limited to, grants to local agencies, state agencies, joint powers authorities, tribes, resource conservation districts, fire safe councils, and nonprofit organizations for structure hardening of critical community infrastructure, wildfire smoke mitigation, evacuation centers, including community clean air centers, structure hardening projects that reduce the risk of wildfire for entire neighborhoods and communities, water delivery system improvements for fire suppression purposes for communities in very high or high fire hazard areas, wildfire buffers, and incentives to remove structures that significantly increase hazard risk. This bill would include in the list of eligible projects grants to the above-mentioned entities for improvements to public evacuation routes in very high and high fire hazard severity zones, mobile rigid dip tanks, as defined, to support firefighting efforts, prepositioned mobile rigid water storage, as defined, and improvements to the response and effectiveness of fire engines and helicopters. (Based on 02/26/2025 text)		
SB 474 Niello	Introduced 02/19/2025	Referred to Com. on E.Q.	State Air Resources Board: regulatory authority: revocation. Would revoke all authority of the State Air Resources Board to adopt, revise, or repeal regulations and would declare that any law granting authority to or requiring the state board to adopt, revise, or repeal regulations, or take an action that requires exercising regulatory authority, instead be read as only authorizing the state board to provide advice and propose measures to the Legislature for statutory enactment. The bill would require the state board to, as necessary, provide advice and propose measures to the Legislature for statutory enactment regarding its duties, as provided. The bill would declare that it does not invalidate or repeal any regulation adopted by the state board before January 1, 2026. (Based on 02/19/2025 text)		

SB 629 Durazo	Introduced 02/20/2025	Referred to Com. on RLS.	Wildfires: fire hazard severity zones. Would declare the intent of the Legislature to enact subsequent legislation regarding the frequency of inspections for compliance with defensible space requirements and the inclusion of land within a fire hazard severity zone following a wildfire. (Based on 02/20/2025 text)		
SB 695 Cortese	Introduced 02/21/2025	Referred to Com. on RLS.	California Disaster Assistance Act. The California Disaster Assistance Act authorizes moneys appropriated for the purposes of the act to be used to provide financial assistance for specified local agency and state costs, including to repair, restore, reconstruct, or replace facilities belonging to local agencies damaged as a result of disasters, as defined. This bill would express the intent of the Legislature to enact legislation that would amend the act to invest in infrastructure projects that are of regional importance in California to make them more resilient to the impacts of climate change and to avoid infrastructure failure. (Based on 02/21/2025 text)		
Homelessness					
AB 90 Jackson	Introduced 01/06/2025	Referred to Com. on Higher ED.	Public postsecondary education: overnight student parking. Current law establishes the California Community Colleges and the California State University as 2 of the 3 segments of public postsecondary education in the state. Current law requests the campuses of the California Community Colleges, and requires the campuses of the California State University, to give priority housing to current and former homeless youth and current and former foster youth, as specified. This bill would require the governing board of each community college district and the Chancellor of the California State University to establish a program, as specified, to allow overnight parking by eligible students, as defined, and would require the governing board of each community college district, with the participation of basic needs coordinators, and the Chancellor of the California State University, with the participation of student representatives, to determine a plan of action for implementing these programs that includes, among other things, the issuance of an overnight parking permit. The bill would impose duties on basic needs coordinators related to the community college programs, including when acceptance of applications from eligible students would begin. (Based on 01/06/2025 text)		

AB 249 Ramos	Introduced 01/15/2025	Referred to Coms. on H. & C.D. and HUM. S.	Housing: Homeless Housing, Assistance, and Prevention program: youth-specific processes and coordinated entry systems. Current law requires the Governor to create the Homeless Coordinating and Financing Council, renamed the California Interagency Council on Homelessness, to, among other things, identify mainstream resources, benefits, and services that can be accessed to prevent and end homelessness in California and to serve as a statewide facilitator, coordinator, and policy development resource on ending homelessness in California. Current law establishes the Homeless Housing, Assistance, and Prevention program, administered by the Interagency Council on Homelessness, with respect to rounds 1 through 5, inclusive, of the program, and Department of Housing and Community Development (department), with respect to round 6 of the program, for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Current law requires the department, upon appropriation, to distribute certain amounts, as specified, for purposes of round 6 of the program. Current law requires an applicant to submit an application containing specified information in order to apply for a program allocation. Current law requires an applicant to use at least 10% of specified funds allocated for services for homeless youth populations. This bill would require a continuum of care, upon appropriation and beginning with the 2026–27 fiscal year, to annually certify that they create or maintain a youth-specific process with their respective coordinated entry system, as specified, implement a youth-specific assessment tool, create a body or identify an existing body composed of youth with lived experience of homelessness that the continuum of care and other Homeless Housing, Assistance, and Prevention Program grantees must consult with regularly, and create an array of youth-specific housing inventory. (Based on 01/15/2025 text)		
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AB 505 Castillo	Introduced 02/10/2025	Referred to Com. on H. & C.D.	Multifamily Housing Program: Homekey: report. Current law establishes the Multifamily Housing Program administered by the Department of Housing and Community Development. Current law requires that specified funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases be disbursed in accordance with the Multifamily Housing Program for specified uses. This disbursement program is referred to as Homekey. This bill would require the Legislative Analyst’s Office to conduct an evaluation of the Homekey disbursement program described above to review the effectiveness of the program in relation to sustaining people experiencing homelessness, including, among other things, the number of housing units and projects funded since the program’s inception, and the timeliness of the allocation of program funds provided to localities participating in the program, including, among other things, the average time between application submission and fund disbursement. (Based on 02/10/2025 text)		
AB 678 Lee	Introduced 02/14/2025	Referred to Com. on H. & C.D.	Interagency Council on Homelessness. Current law requires the Governor to create an Interagency Council on Homelessness, consisting of specified members. Among other goals, existing law requires the council to serve as a facilitator and create partnerships among federal, state, and local governments, nonprofit entities working to end homelessness, homeless services providers, and the private sector, for the purpose of arriving at specific strategies to end homelessness. Current law also requires the council to make policy and procedural recommendations to legislators and other governmental entities. This bill would require the council to coordinate with representatives from LGBTQ+ communities to identify recommended policies and best practices for providing inclusive and culturally competent services to LGBTQ+ people experiencing homelessness and develop recommendations to, among other things, expand data collection to understand the needs and experiences of LGBTQ+ people in state homelessness programs, as defined. (Based on 02/14/2025 text)		

AB 750 Quirk-Silva	Introduced 02/18/2025	Referred to Coms. on H. & C.D. and JUD.	Homeless shelters: safety regulations. The State Housing Law, among other things, requires the Department of Housing and Community Development to adopt, amend, or repeal rules and regulations for the protection of the health, safety, and general welfare of the occupant and the public relating to specified residential structures, as provided, which apply throughout the state. Current law requires the housing or building department of every city or county, or the health department if there is no building department, to enforce within its jurisdiction the provisions of the State Housing Law, building standards, and the other rules and regulations adopted by the department pertaining to the maintenance, sanitation, ventilation, use, or occupancy of apartment houses, hotels, or dwellings. Current law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, specified law, including the State Housing Law. Current law requires a city or county that receives a complaint from an occupant of a homeless shelter, as defined, or an agent of an occupant, alleging that a homeless shelter is substandard to inspect the homeless shelter, as specified. Current law requires a city or county that determines a homeless shelter is substandard to issue a notice to correct the violation to the owner or operator of the homeless shelter, as specified. Current law makes the owner or operator of a homeless shelter responsible for correcting any violation cited pursuant to these provisions. This bill would require a city or county to additionally perform an annual inspection of every homeless shelter located in its jurisdiction. The bill would authorize the above-described inspection or annual inspection to be announced or unannounced. (Based on 02/18/2025 text)		
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ACA 4 Jackson	Introduced 01/24/2025	Read first time.	Homelessness and affordable housing. The California Constitution authorizes the development, construction, or acquisition of developments composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income financed in whole or in part by the federal government or a state public body, or to which the federal government or a state public body extends assistance, if a majority of the qualified electors of the city, town, or county in which the housing is proposed to be located approves the project by voting in favor thereof, as specified. This measure, the Housing Opportunities for Everyone (HOPE) Act, would create an account in the General Fund into which, beginning in the 2027–28 fiscal year, and each fiscal year thereafter until September 30, 2036, a sum would be transferred from the General Fund equal to or greater than 5% of the estimated amount of General Fund revenues for that fiscal year, as specified. The measure would require the moneys in the account to be appropriated by the Legislature to the Business, Consumer Services, and Housing Agency, and would authorize that agency to expend the moneys to fund prescribed matters related to homelessness and affordable housing, including housing and services to prevent and end homelessness. (Based on 01/24/2025 text)		
SB 16 Blakespear	Introduced 12/02/2024	Referred to Com. on RLS.	Homelessness. Would declare the intent of the Legislature to enact legislation to address homelessness. (Based on 12/02/2024 text)		
SB 569 Blakespear	Introduced 02/20/2025	Referred to Com. on TRANS.	Department of Transportation: homeless encampments. The bill would require the Department of Transportation to develop a joint action plan for each district of the department in which homeless encampments are located on department property in collaboration with local governments located in the district. The bill would require the department, upon appropriation by the Legislature, to allocate funds to support collaborative efforts with local governments to address homeless encampments on department property. The bill would require the department to establish an advisory committee in each district for the purpose of providing advice on the implementation of these provisions.		

SB 606 Becker	Introduced 02/20/2025	Referred to Coms. on HOUSING and JUD.	Shelter crisis: emergency housing: immunity from liability. Upon declaration of a shelter crisis, existing law requires the political subdivision to be immune from liability for ordinary negligence in the provision of emergency housing, as provided, and suspends certain state and local laws, regulations, and ordinances to the extent that strict compliance would prevent, hinder, or delay the mitigation of the effects of the shelter crisis. Existing law authorizes a political subdivision to, in place of those standards, enact municipal health and safety standards to be operative during the housing emergency consistent with ensuring minimal public health and safety. Existing law also exempts from the California Environmental Quality Act (CEQA) specified actions by a state agency or a city, county, or city and county to, among other things, approve a contract to provide services for people experiencing homelessness to a homeless shelter constructed under these provisions. Existing law repeals these provisions on January 1, 2036. This bill would expand the above-described immunity from liability to include claims related to health, habitability, planning and zoning, or safety standards, procedures, and laws, or CEQA. The bill would extend this immunity to any fire marshal, architect, engineer, developer, general contractor, subcontractor, or any other entity or individual that provides a service under contract to the political subdivision.		
Housing: other					
AB 1 Connolly	Introduced 12/02/2024	Referred to Com. on INS.	Residential property insurance: wildfire risk. Current Department of Insurance regulations prohibit an insurer from using a rating plan that does not take into account and reflect specified wildfire risk mitigation, including property-level building hardening measures. This bill would require the department, on or before January 1, 2030, and every 5 years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. As part of this consideration, the bill would require the department to consult with specified agencies to identify additional building hardening measures to consider, as well as to develop and implement a public participation process during the evaluation. (Based on 12/02/2024 text)		

AB 36 Soria	Introduced 12/02/2024	Referred to Coms. on H. & C.D. and L. GOV.	Housing elements: prohousing designation. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. Current law requires HCD to designate jurisdictions as prohousing pursuant to emergency regulations adopted by HCD, as prescribed, and to report those designations to the Office of Land Use and Climate Innovation. Current law specifies that these emergency regulations will remain in effect until HCD promulgates permanent prohousing regulations. This bill would instead require HCD to designate jurisdictions as prohousing pursuant to permanent regulations adopted by HCD to implement these provisions, as specified. Beginning with the 7th housing element cycle, the bill would require HCD to use materials from a jurisdiction's housing element submission when determining whether the jurisdiction qualifies as prohousing. (Based on 12/02/2024 text)		
AB 57 McKinnor	Amended 03/03/2025	Re-referred to Com. on H. & C.D.	Home Purchase Assistance Program: descendants of formerly enslaved people. Current law requires the California Housing Finance Agency to administer a home purchase assistance program for the purpose of assisting low- and moderate-income home buyers to qualify for the purchase of owner-occupied homes, as specified. Current law establishes the Home Purchase Assistance Fund, which is continuously appropriated for expenditure pursuant to the program and defraying the administrative costs for the agency. Current law requires, on and after July 1, 2016, unobligated amounts remaining in any fund established for specified purposes to be transferred to the fund for expenditure by the agency for the purposes of the program. This bill would require that at least 10% of the moneys in the fund to be made available to applicants who meet the requirements for a loan under the home purchase assistance program and are descendants of formerly enslaved people. (Based on 03/03/2025 text)		

AB 232 Calderon	Introduced 01/13/2025	Coauthors revised. From committee: Do pass and re-refer to Com. on Rev. & Tax. (Ayes 8. Noes 0.) (March 3). Re-referred to Com. on Rev. & Tax.	Natural disasters: catastrophe savings accounts: personal income tax. Would, until January 1, 2030, authorize a homeowner to establish one catastrophe savings account that, among other things, has the specified purpose of covering the amount of insurance deductibles and other uninsured portions of risks of loss from wildfire, flood, or earthquake. The bill would require distributions from a catastrophe savings account to be used to cover qualified catastrophe expenses, defined as expenses paid or incurred due to damage to or loss of a homeowner's primary residence caused by a wildfire, flood, or earthquake that has been declared by the Governor to be an emergency. The bill would impose penalties on homeowners who use a distribution to cover an expense other than a qualified catastrophe expense, unless specified exceptions apply. The bill would require the penalty to be determined and collected by the Commissioner of Financial Protection and Innovation, and deposited in the Financial Protection Fund. (Based on 01/13/2025 text)		
AB 239 Harabedian	Introduced 01/13/2025	Coauthors revised.	State-led County of Los Angeles disaster housing task force. Would require Department of Housing and Community Development (HCD) and OES to jointly convene a state-led County of Los Angeles disaster housing task force, as specified, for the purpose of coordinating and streamlining efforts between Office of Emergency Services (OES), the Federal Emergency Management Agency, OES, and local governments to rebuild housing in communities impacted by the wildfires that began on January 7, 2025, in the County of Los Angeles. The bill would require the task force to appoint a state disaster housing coordinator to accelerate the delivery of resources to communities impacted by the wildfires. The bill would require the task force to report to the Legislature on the status of rebuilding housing in communities impacted by the wildfires, on April 1, 2026, and every quarter thereafter, as specified. (Based on 01/13/2025 text)		
AB 628 McKinnor	Introduced 02/13/2025	Referred to Com. on JUD.	Hiring of real property: dwellings: untenantability. Current law requires that any building with a dwelling unit maintain certain characteristics in order to be tenantable, including the maintenance of adequate heating and hot water systems that conform to the standard of quality set by applicable law. This bill would add a stove and refrigerator that were purchased within the last 10 years and maintained in good working order to the list of characteristics required for the dwelling unit to be tenantable for leases entered into, amended, or extended on or after January 1, 2026. (Based on 02/13/2025 text)		

AB 635 Ahrens	Introduced 02/13/2025	Referred to Coms. on H. & C.D. and JUD.	Mobilehome Residency Law Protection Program: Attorney General. The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. The law deems the substantial failure of the management of a mobilehome park, as defined, to provide and maintain physical improvements in the common facilities in good working order and condition, and the substantial violation of a mobilehome park rule, to be a public nuisance that may be remedied only by a civil action or abatement, as specified. The law authorizes a civil action for purposes of that provision to be brought by, among others, the Attorney General. Existing law establishes within the Department of Housing and Community Development the Mobilehome Residency Law Protection Program, which authorizes additional enforcement measures for violations of the Mobilehome Residency Law. Current law requires the department to refer any alleged violations of law or regulations within the department's jurisdiction to the Division of Codes and Standards within the department, and to refer any alleged violations of law or regulations that are not within the jurisdiction of the department, as specified, to the appropriate enforcement agency. This bill would require the department to refer up to a total of 25 alleged violations of the Mobilehome Residency Law to the office of the Attorney General in any given fiscal year that the department in good faith efforts selects as the most severe, deleterious, and materially and economically impactful alleged violations. (Based on 02/13/2025 text)		
AB 674 Connolly	Amended 03/10/2025	Re-referred to Com. on TRANS.	Clean Cars 4 All Program. Current law establishes the Clean Cars 4 All Program, which is administered by the State Air Resources Board, to focus on achieving reductions in the emissions of greenhouse gases, improvements in air quality, and benefits to low-income state residents through the replacement of high-polluter motor vehicles with cleaner and more efficient motor vehicles or a mobility option. Current law requires the implementing regulations to ensure that the program complies with certain requirements. This bill would require the implementing regulations for the Clean Cars 4 All Program to additionally ensure that, among other things, incentives provided under the program are available in all areas of the state and that, in those areas where a local air district has not elected to participate in the program to manage the distribution of incentives within its jurisdiction, the state board manages the distribution of incentives to eligible residents of those areas, as specified. The bill would make certain conforming changes in that regard. (Based on 03/10/2025 text)		

AB 722 Ávila Fariás	Introduced 02/14/2025	Referred to Com. on H. & C.D.	Reentry Housing and Workforce Development Program. Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program. This bill would establish the Reentry Housing and Workforce Development Program. The bill would require the department, on or before July 1, 2026, to take specified actions to, upon appropriation by the Legislature, provide grants to applicants, as defined, for innovative or evidence-based housing, housing-based services, and employment interventions to allow people with recent histories of incarceration to exit homelessness and remain stably housed. The bill would require the department to establish a process, in collaboration with the Department of Corrections and Rehabilitation and with counties in which recipients are operating, for referral of participants, in accordance with certain guidelines and procedures. (Based on 02/14/2025 text)		
AB 760 Ta	Introduced 02/18/2025	From printer. May be heard in committee March 21.	Mobilehome parks: rental restrictions: exemptions: emergencies. The Mobilehome Residency Law regulates mobilehome parks and generally subjects management of a mobilehome park to all park rules and regulations to the same extent as residents and their guests. In this regard, if a rule or regulation prohibits either renting or subleasing by a homeowner, existing law prohibits management from renting a mobilehome it owns, except to house onsite employees, avoid a vacancy, or continue a rental agreement executed before January 1, 2022, as specified. Current law exempts from these provisions mobilehomes and mobilehome sites restricted to affordable housing uses in a park owned by specified nonprofit, government, or other qualified entities, as provided. This bill would additionally exempt from the above-described provisions a mobilehome park that is located in a city or county that is, or has been in the prior year, under a state of emergency or local emergency, or that is located in an adjacent city or county. The bill would specify that this exemption would apply for the duration of a tenancy in which the tenant is using the mobilehome as their personal and actual residence. (Based on 02/18/2025 text)		

<u>AB 768</u> <u>Ávila Fariás</u>	Introduced 02/18/2025	From printer. May be heard in committee March 21.	Mobilehome parks: rent protections: local rent control. The Mobilehome Residency Law governs tenancies in mobilehome parks and includes provisions that are applicable to those who have an ownership interest in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, as specified. Among other things, these provisions set forth the rights of residents and homeowners regarding the use of the property. Current law exempts the rental of certain mobilehome spaces by a homeowner, if the mobilehome space is not the principal residence of the homeowner and the homeowner has not rented the mobilehome to another party, from any ordinance, rule, regulation, or initiative measure adopted by any city, county, or city and county, that establishes a maximum amount that the landlord may charge a tenant for rent, as specified. This bill would, instead, apply that exemption to the rental of certain mobilehome spaces by a homeowner only if the mobilehome space is not the only or principal residence of the homeowner. (Based on 02/18/2025 text)		
<u>AB 790</u> <u>Ávila Fariás</u>	Introduced 02/18/2025	From printer. May be heard in committee March 21.	Housing. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires the building department of every city or county to enforce within its jurisdiction the provisions of the California Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. This bill would express the intent of the Legislature to enact legislation relating to housing. (Based on 02/18/2025 text)		

AB 797 Harabedian	Introduced 02/18/2025	Referred to Com. on E.D., G., & H.I.	Community Stabilization Act. Would enact the Community Stabilization Act and would require GO-Biz to develop and administer a program to issue a security. The bill would specify that the purpose of the program is to help stabilize property values in disaster-affected areas by allowing qualified investors to purchase tradable securities, with the funding allocated to qualifying investment entities that purchase and manage residential land until it can be resold at fair market value. The bill would require profits from the land investments to be shared among investors and the state according to certain percentages, with qualifying investment entities being reimbursed for their administrative costs. This bill would establish various requirements for the security, including that it be tradeable, comply with specified municipal bonding requirements, and that it be funded by investments made by qualified investors using funds available pursuant to the federal Community Reinvestment Act. The bill would require the security to repay the investment upon a liquidity event and within 10 years of the purchase of an investment property, and would describe a liquidity event as the refinance or sale of the investment property. (Based on 02/18/2025 text)		
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AB 804 Wicks	Introduced 02/18/2025	Referred to Com. on Health.	Medi-Cal: housing support services. Current law, subject to implementation of the California Advancing and Innovating Medi-Cal (CalAIM) initiative, authorizes a Medi-Cal managed care plan to elect to cover community supports approved by the department as cost effective and medically appropriate in a comprehensive risk contract that are in lieu of applicable Medi-Cal state plan services. Under current law, community supports that the department is authorized to approve include, among other things, housing transition navigation services, housing deposits, and housing tenancy sustaining services. Current law, subject to an appropriation, requires the department to complete an independent analysis to determine whether network adequacy exists to obtain federal approval for a covered Medi-Cal benefit that provides housing support services. Current law requires that the analysis take into consideration specified information, including the number of providers in relation to each region's or county's number of people experiencing homelessness. Current law requires the department to report the outcomes of the analysis to the Legislature by January 1, 2024. This bill would delete the requirement for the department to complete that analysis, and instead would make housing support services for specified populations a covered Medi-Cal benefit when the Legislature has made an appropriation for purposes of the housing support services. The bill would require the department to seek federal approval for the housing support services benefit, as specified. Under the bill, subject to an appropriation by the Legislature, a Medi-Cal beneficiary would be eligible for those services if they either experience homelessness or are at risk of homelessness. (Based on 02/18/2025 text)		
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AB 888 Ta	Introduced 02/19/2025	Referred to Com. on Rev. & Tax.	Taxation: renter’s credit. The Personal Income Tax Law authorizes various credits against the taxes imposed by that law, including a credit for qualified renters in the amount of \$120 for spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is \$50,000, as adjusted, or less, and in the amount of \$60 for other individuals if adjusted gross income is \$25,000, as adjusted, or less. Current law requires the Franchise Tax Board to annually adjust for inflation these adjusted gross income amounts. For 2024, the adjusted gross income limit is \$52,421 and \$104,842, respectively. Current law establishes the continuously appropriated Tax Relief and Refund Account in the General Fund and provides that payments required to be made to taxpayers or other persons from the Personal Income Tax Fund are to be paid from that account. This bill, for taxable years beginning on or after January 1 of the taxable year that includes the date on which funding is first authorized for purposes of this bill and for the succeeding 4 taxable years, and only when specified in a bill relating to the Budget Act, would extend the above-described renter’s credit to spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is \$150,000, as adjusted, or less, and for other individuals if adjusted gross income is \$75,000, as adjusted, or less. (Based on 02/19/2025 text)		
AB 888 Calderon	Introduced 02/19/2025	Referred to Com. on INS.	California Safe Homes grant program. Current law creates the Department of Insurance, headed by the Insurance Commissioner, and prescribes the department’s powers and duties. Current law directs the department and commissioner to administer various grant programs that, among other things, defray property retrofitting costs. Current law requires an insurer doing business in this state to pay an annual tax based on the amount of gross premiums the insurer received during that year. This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account. (Based on 02/19/2025 text)		

<u>AB 913</u> <u>Rodriguez, Celeste</u>	Introduced 02/19/2025	Referred to Com. on H. & C.D.	Housing programs: financing. The Department of Housing and Community Development is required to administer various programs intended to promote the development of housing, as specified, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize the department to take prescribed action, including authorizing the transfer of excess reserves or excess operating income, as defined, from one rental housing development to another rental housing development with the same owner, as specified, and waiving payment of residual receipts or minimum annual loan payments, as provided. (Based on 02/19/2025 text)		
<u>AB 1165</u> <u>Gipson</u>	Introduced 02/21/2025	Read first time.	Housing. The Zenovich-Moscone-Chacon Housing and Home Finance Act states that the Legislature finds and declares that the subject of housing is of vital statewide importance to the health, safety, and welfare of the residents of the state for specified reasons. This bill would make nonsubstantive changes to those provisions. (Based on 02/21/2025 text)		

AB 1229 Schultz	Introduced 02/21/2025	Read first time.	Adult Reentry Grant Program. The Budget Act of 2018 appropriated \$50,000,000 to the Board of State and Community Corrections for a grant program, known as the Adult Reentry Grant Program, for the purpose of awarding competitive grants to community based organizations to support offenders formerly incarcerated in state prison. The Budget Act of 2018 allocated a specified amount of those funds for, among other things, rental assistance, rehabilitation of existing property or buildings, and to support the warm hand-off and reentry of offenders transitioning from prison to communities. Subsequent budget acts have continued to fund the program. This bill, instead, commencing July 1, 2026, and upon appropriation of funds, would transfer the administration of the grant program to the Department of Housing and Community Development. The bill would require the department, on or before December 1, 2026, to modify the grant program to provide 5-year renewable grants to up to 6 regional administrators responsible for funding permanent affordable housing and services for people who were formerly incarcerated in state prison and are experiencing homelessness or are at risk of homelessness. The bill would require the department to issue proposed guidelines or a draft notice, as specified, establishing the grant program and require the department to score applicants applying for grant funds competitively. The bill would require the department to work collaboratively with the State Department of Health Care Services and the Department of Corrections and Rehabilitation to establish a process for referrals of people eligible to participate in the program, as specified. (Based on 02/21/2025 text)		
AB 1240 Lee	Introduced 02/21/2025	Read first time.	Single-family residential real property: corporate entity: ownership. Current law provides that real property within the state is governed by the law of this state, except where title is in the United States. Existing law generally regulates the obligations of owners with respect to real property. This bill would prohibit a business entity, as defined, that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an ownership interest in another single-family residential property and subsequently leasing the property, as specified. The bill would authorize the Attorney General to bring a civil action for a violation of these provisions, and would require a court in a civil action in which the Attorney General prevails to order specified relief, including that the business entity pay a civil penalty of \$100,000 for each violation and that the business entity sell the property to an independent third party within one year of the date that the court enters judgment. (Based on 02/21/2025 text)		

AB 1467 Hoover	Introduced 02/21/2025	Read first time.	Residential property insurance: tree fire risks. Existing law generally regulates classes of insurance, including residential fire and property insurance. Existing law defines the measure of indemnity for a loss under a property insurance policy. Existing law requires a person who controls a building or structure in, upon, or adjoining a specified wildfire-prone area to, among other things, maintain 100 feet of defensible space around the structure. This bill would exempt a residential property insurance policyholder from state and local laws, ordinances, fees, and fines associated with the removal of a tree if their insurer identifies the tree as a fire risk and the Department of Forestry and Fire Protection confirms that the tree is a fire risk. (Based on 02/21/2025 text)		
ACA 3 Haney	Introduced 01/16/2025	From printer. May be heard in committee February 16. Introduced measure version corrected.	University of California: home down payment loans for support staff. The California Constitution provides that the University of California constitutes a public trust, and requires the university to be administered by the Regents of the University of California, a corporation in the form of a board, with full powers of organization and government, subject to legislative control only for specified purposes. These provisions grant the regents all the powers necessary or convenient for the effective administration of its trust. This measure would require, on or before January 1, 2027, the regents to extend a portion of the homeownership assistance provided to senior executives and University of California faculty in the Academic Senate to eligible support staff, defined as career employees who have worked for the university for at least 5 years, are first-time homebuyers, and are not supervisors, managers, senior executives, or members of the University of California faculty in the Academic Senate, for the purpose of providing down payment loans, as specified. The measure would require, beginning in the 2027–28 fiscal year, the total number of down payment loans the regents provide to eligible support staff to equal the total number of all housing loans made to senior executives and University of California faculty in the Academic Senate during the 2023–24 fiscal year, and for each fiscal year thereafter, the total number of down payment loans for eligible support staff to equal the total number of housing loans made to senior executives and University of California faculty in the Academic Senate in the preceding fiscal year, except as provided. (Based on 01/16/2025 text)		

SB 262 Wahab	Introduced 02/03/2025	Set for hearing March 18.	Housing element: prohousing designations: prohousing local policies. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. Current law requires the Department of Housing and Community Development to determine whether the housing element is in substantial compliance with those provisions. Current law requires the department to designate jurisdictions as prohousing pursuant to emergency regulations adopted by the department, as prescribed. Current law requires that jurisdictions that are prohousing and that are in substantial compliance with specified provisions be awarded additional points or preference in the scoring of applications for specified state programs. Current law defines “prohousing policies” for these purposes and specifies a nonexhaustive list of examples of those policies, including local financial incentives for housing and adoption of zoning allowing for use by right for residential and mixed-use development. This bill would additionally specify, as examples of prohousing policies under the above-described provisions, residential rent stabilization ordinances, safe parking and safe camping programs, as specified, and funding legal services for eviction defense and eviction prevention. (Based on 02/03/2025 text)		
SB 269 Choi	Introduced 02/03/2025	Referred to Com. on REV. & TAX.	Personal income taxes: Fire Safe Home Tax Credits Act. The Personal Income Tax Law allows various credits against the tax imposed by that law. Current law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements. This bill would allow credits against the tax imposed by the Personal Income Tax Law for each taxable year beginning on or after January 1, 2026, and before January 1, 2031, to a qualified taxpayer for qualified costs relating to qualified home hardening, as defined, and for qualified costs relating to qualified vegetation management, as defined, in specified amounts, not to exceed an aggregate amount of \$500,000,000 per taxable year. (Based on 02/03/2025 text)		

SB 616 Rubio	Introduced 02/20/2025	Referred to Coms. on INS. and JUD.	Community Hardening Commission: wildfire mitigation program. Current law requires the Office of Emergency Services to enter into a joint powers agreement, as specified, with the Department of Forestry and Fire Protection to develop and administer a comprehensive wildfire mitigation program, known as the California wildfire mitigation financial assistance program, that, among other things, encourages cost-effective structure hardening and retrofitting that creates fire-resistant homes, businesses, and public buildings. This bill would require the joint powers authority to revise the wildfire mitigation program in accordance with prescribed community hardening standards and guidelines developed pursuant to the bill's provisions, as specified. (Based on 02/20/2025 text)		
SB 625 Wahab	Introduced 02/20/2025	Referred to Com. on RLS.	Housing: disaster areas. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. That law requires the building department of every city or county to enforce within its jurisdiction the provisions of the State Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. This bill would state the intent of the Legislature to enact statutory changes designed to expedite the rebuilding of housing in areas impacted by major disasters, including, among others, statutory changes to create a streamlined ministerial approval process for development proposals that will rebuild residential developments on parcels that contain structures that were damaged or destroyed in a declared disaster. (Based on 02/20/2025 text)		
SB 647 Hurtado	Introduced 02/20/2025	Referred to Com. on E., U & C.	Low-income energy assistance programs: health and safety. Current law states the intent of the Legislature to protect and strengthen the current network of community service providers by, among other things, directing that any evaluation of the effectiveness of the low-income energy efficiency programs be based not solely on cost criteria, but also on the degree to which the provision of services allows maximum program accessibility to quality programs to low-income communities by entities that have demonstrated performance in effectively delivering services to the communities. This bill would instead state that it is intent of the Legislature to protect and strengthen the current network of community service providers by directing that any evaluation of the effectiveness of the low-income energy efficiency programs be based not solely on cost criteria, but also on specified factors.		

Housing: planning

AB 610 Alvarez	Introduced 02/13/2025	Referred to Coms. on H. & C.D. and L. GOV.	Housing element: governmental constraints: disclosure statement. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Current law requires the housing element to include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including, among others, locally adopted ordinances that directly impact the cost and supply of residential development. Current law also requires the analysis to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need. This bill would require the housing element to include, in addition to the above-described analysis, a governmental constraints disclosure statement, as specified. The bill would also prohibit any new or amended governmental constraint, or a more stringent revision of a governmental constraint, from being adopted during the planning, unless, among other things, it was both (1) included in the governmental constraints disclosure statement, and (2) the local government has completed all of the housing element program commitments to eliminate or mitigate governmental constraints contained in the prior and current planning periods, or the adoption of the measure is required by state or federal law and the local government has taken specified actions. By imposing new requirements upon local governments submitting a housing element, the bill would impose a state-mandated local program. (Based on 02/13/2025 text)		
AB 670 Quirk-Silva	Introduced 02/14/2025	Referred to Coms. on H. & C.D. and L. GOV.	Planning and zoning: housing element: converted affordable housing units. The Planning and Zoning Law requires each city, county, and city and county to adopt a general plan that includes, among other things, a housing element. After a legislative body has adopted all or part of a general plan, current law requires a planning agency among other things, to provide by April 1 of each year an annual report to specified entities that includes prescribed information, including the number of housing development applications received in the prior year, as specified, the number of units of housing demolished and new units of housing, as specified. This bill would require specified information to be included in the report, including additional information regarding units of new housing, the units of housing demolished, and a report on replacement housing units, as specified. (Based on 02/14/2025 text)	Sponsor	Sponsor

AB 712 Wicks	Amended 03/10/2025	Re-referred to Com. on H. & C.D.	Housing reform laws: enforcement actions: fines and penalties. Current law within the Planning and Zoning Law describes various reforms and incentives enacted by the Legislature to facilitate and expedite the construction of affordable housing. Current law within the Planning and Zoning Law, in certain civil actions or proceedings against a public entity that has issued specified approvals for a housing development, authorizes a court to award all reasonably incurred costs of suit to a prevailing public entity or nonprofit housing corporation that is a real party in interest and the permit applicant of the low- or moderate-income housing if the court makes specified findings. This bill, where the applicant for a housing development is a prevailing party in an action brought by the applicant to enforce a housing reform law against a public agency, would entitle an applicant for a housing development project to reasonable attorney's fees and costs and would require a court to impose fines on a local agency, as specified. The bill would prohibit a public agency from requiring the applicant to indemnify, defend, or hold harmless the public agency in any action alleging the public agency violated the applicant's rights or deprived the applicant of the benefits or protection provide by a housing reform law. (Based on 03/10/2025 text)		
AB 726 Ávila Farias	Introduced 02/18/2025	Referred to Coms. on H. & C.D. and L. GOV.	Planning and zoning: annual report: rehabilitated units. The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the Department of Housing and Community Development. Current law requires the annual report to include, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified. This bill would permit a local agency to include in its annual report the number of units of existing deed-restricted affordable housing within a specified affordability threshold that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars per unit in funds awarded from the city or county, as specified. (Based on 02/18/2025 text)		

<u>AB 906</u> <u>González, Mark</u>	Introduced 02/19/2025	Referred to Coms. on H. & C.D. and L. GOV.	Planning and zoning: housing elements. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Current law requires the housing element to include, among other things, an inventory of land suitable and available for residential development, including specified sites, an analysis of the relationship of zoning and public facilities and services to these sites (first analysis), and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing (2nd analysis). If the inventory of sites does not identify adequate sites to accommodate the need for groups of all household income levels, as provided, existing law requires that the local government rezone sites within specified time periods. This bill would additionally require the 2nd analysis to demonstrate that the jurisdiction has accommodated a meaningful portion of its share of the regional housing need for lower income households on sites located in higher income, racially exclusive areas to the extent that those areas exist within the jurisdiction. (Based on 02/19/2025 text)		
<u>AB 956</u> <u>Quirk-Silva</u>	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Regional housing need allocation process. Current law establishes the intent of the Legislature to revamp the existing regional housing need allocation process to accomplish specified objectives, including creating a fair, transparent, and objective process for identifying housing needs across the state. Current law requires the Department of Housing and Community Development, in collaboration with the Office of Land Use and Climate Innovation and after engaging in stakeholder participation, to develop a recommended improved regional housing need allocation process and methodology that promotes and streamlines housing development and substantially addresses California's housing shortage. This bill would make nonsubstantive changes to those provisions. (Based on 02/20/2025 text)		
<u>AB 1131</u> <u>Ta</u>	Introduced 02/20/2025	Referred to Coms. on H. & C.D. and L. GOV.	General plan: annual report: congregate care for the elderly. The Planning and Zoning law requires each planning agency to prepare and the legislative body of each county and city to adopt a comprehensive, long-term general plan containing specified elements, including a housing element. After the legislative body has adopted all or part of a general plan, existing law requires the planning agency to provide by April 1 of each year an annual report to various entities that includes specified information. This bill would authorize a planning agency to include in that report the number of units approved for congregate care for the elderly at or below 100% of the area median income, as defined. (Based on 02/20/2025 text)		

AB 1275 Elhawary	Introduced 02/21/2025	Read first time.	Regional housing needs: regional transportation plan. Current law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region’s existing and projected housing need, and requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city and county, as provided. Current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Current law requires that each regional transportation plan include a sustainable communities strategy developed to achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 established by the State Air Resources Board. This bill would state the intent of the Legislature to enact subsequent legislation to harmonize the regional housing needs allocation process with the regional transportation plan and sustainable community strategy processes to ensure the needs of both existing populations and projected populations are met, and to ensure local governments have plans for sufficient housing in climate-friendly locations near transit, jobs, and services. (Based on 02/21/2025 text)		
SB 79 Wiener	Amended 03/05/2025	From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.	Planning and zoning: housing development: transit-oriented development. Current law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “surplus land” for these purposes to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action declaring that the land is surplus and is not necessary for the agency’s use. Current law defines “agency’s use” for these purposes to include land that is being used for agency work or operations, as provided. Current law exempts from this definition of “agency’s use” certain commercial or industrial uses, except that in the case of a local agency that is a district, except a local agency whose primary purpose or mission is to supply the public with a transportation system, “agency’s use” may include commercial or industrial uses or activities, as specified. This bill would additionally include land leased to support public transit operations in the definition of “agency’s use,” as described above. (Based on 03/05/2025 text)		

SB 233 Seyarto	Amended 03/03/2025	Set for hearing March 18.	Regional housing need: determination: consultation with councils of governments. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. Current law requires, for the 4th and subsequent revisions of the housing element, the Department of Housing and Community Development, in consultation with each council of governments, where applicable, to determine the existing and projected need for housing for each region, as prescribed. Current law requires, among other things, the department to meet and consult with the council of governments regarding the assumptions and methodology to be used by the department to determine the region's housing needs at least 26 months prior to the scheduled revision of the housing element and before developing the existing and projected housing need for a region. This bill would require the department to meet and consult with the council of governments, as described above, pursuant to prescribed deadlines. For the 7th revision of the housing element, the bill would require the department to meet and consult with each council of governments at least 38 months prior to the scheduled revision, except for specified councils of governments. (Based on 03/03/2025 text)		
SB 340 Laird	Introduced 02/12/2025	Referred to Com. on RLS.	General plans: housing element. Current law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Current law requires the housing element to identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, among other things. Current law requires the housing element to contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This bill would make nonsubstantive changes to those provisions. (Based on 02/12/2025 text)		
SB 410 Grayson	Introduced 02/14/2025	Referred to Com. on RLS.	Planning and zoning: general plan: zoning ordinance. The Planning and Zoning Law requires each county and city to adopt a comprehensive general plan for the physical development of the county or city and of certain land outside its boundaries, and requires a county or city zoning ordinance to be consistent with the general plan if certain conditions are met. In the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the general plan, existing law requires the zoning ordinance to be amended within a reasonable time so that it is consistent with the general plan. This bill would make a nonsubstantive change to the latter provision. (Based on 02/14/2025 text)		

SB 457 Becker	Introduced 02/19/2025	Referred to Com. on HOUSING.	General plan: annual report: suite-style student housing quarters. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the housing element to include, among other things, an identification and analysis of existing and projected housing needs. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of units of housing demolished and new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy. This bill would, for the 7th and subsequent revisions of the housing element, require the city or county to additionally include in the annual report the number of suite-style student housing quarters, subject to specified requirements, within the number of housing units demolished and new units. By requiring a city or county to include additional information in the annual report, the bill would impose a state-mandated local program. (Based on 02/19/2025 text)		
SB 488 Limón	Introduced 02/19/2025	Referred to Com. on RLS.	Safety element: local hazard mitigation plan. The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a safety element for the protection of the community from specified risks. Current law authorizes a city or county to adopt within the safety element a local hazard mitigation plan, and requires that plan to meet specified requirements set out in the federal Disaster Mitigation Act of 2000. This bill would make nonsubstantive changes in the provision that authorizes a city or county to adopt a local hazard mitigation plan. (Based on 02/19/2025 text)		

Housing: preservation

AB 306 Schultz	Amended 03/05/2025	Re-referred to Com. on H. & C.D.	Building regulations: state building standards. The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program. (Based on 03/05/2025 text)		
AB 670 Quirk-Silva	Introduced 02/14/2025	Referred to Coms. on H. & C.D. and L. GOV.	Planning and zoning: housing element: converted affordable housing units. The Planning and Zoning Law requires each city, county, and city and county to adopt a general plan that includes, among other things, a housing element. After a legislative body has adopted all or part of a general plan, current law requires a planning agency among other things, to provide by April 1 of each year an annual report to specified entities that includes prescribed information, including the number of housing development applications received in the prior year, as specified, the number of units of housing demolished and new units of housing, as specified. This bill would require specified information to be included in the report, including additional information regarding units of new housing, the units of housing demolished, and a report on replacement housing units, as specified. (Based on 02/14/2025 text)	Sponsor	Sponsor

AB 726 Ávila Fariás	Introduced 02/18/2025	Referred to Coms. on H. & C.D. and L. GOV.	Planning and zoning: annual report: rehabilitated units. The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the Department of Housing and Community Development. Current law requires the annual report to include, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified. This bill would permit a local agency to include in its annual report the number of units of existing deed-restricted affordable housing within a specified affordability threshold that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars per unit in funds awarded from the city or county, as specified. (Based on 02/18/2025 text)		
AB 736 Wicks	Introduced 02/18/2025	Referred to Com. on H. & C.D.	The Affordable Housing Bond Act of 2026. Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)		

ACA 4 Jackson	Introduced 01/24/2025	Read first time.	Homelessness and affordable housing. The California Constitution authorizes the development, construction, or acquisition of developments composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income financed in whole or in part by the federal government or a state public body, or to which the federal government or a state public body extends assistance, if a majority of the qualified electors of the city, town, or county in which the housing is proposed to be located approves the project by voting in favor thereof, as specified. This measure, the Housing Opportunities for Everyone (HOPE) Act, would create an account in the General Fund into which, beginning in the 2027–28 fiscal year, and each fiscal year thereafter until September 30, 2036, a sum would be transferred from the General Fund equal to or greater than 5% of the estimated amount of General Fund revenues for that fiscal year, as specified. The measure would require the moneys in the account to be appropriated by the Legislature to the Business, Consumer Services, and Housing Agency, and would authorize that agency to expend the moneys to fund prescribed matters related to homelessness and affordable housing, including housing and services to prevent and end homelessness. (Based on 01/24/2025 text)		
SB 417 Cabaldon	Introduced 02/18/2025	From printer. May be acted upon on or after March 21.	The Affordable Housing Bond Act of 2026. Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)		

Housing: production					
AB 6 Ward	Introduced 12/02/2024	Referred to Com. on H. & C.D.	Residential developments: building standards: review. The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code (code). Current law requires the commission to publish editions of the code in its entirety once every 3 years. Current law requires the building standards and rules and regulations to impose substantially the same requirements as are contained in the most recent editions of specified international or uniform industry codes, including the International Residential Code of the International Code Council. Current law establishes the Department of Housing and Community Development. This bill would require the department to convene a working group no later than December 31, 2026, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built, as specified. The bill would require the department, no later than December 31, 2027, to provide a one-time report of its findings to the Legislature in the annual report described above. (Based on 12/02/2024 text)		
AB 11 Lee	Introduced 12/02/2024	Referred to Com. on H. & C.D.	The Social Housing Act. Current law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Current law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Current law establishes various programs that provide housing assistance. This bill would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. (Based on 12/02/2024 text)		

AB 76 Alvarez	Introduced 12/16/2024	Referred to Coms. on L. GOV. and H. & C.D.	Surplus land: exempt surplus land: sectional planning area. Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines terms for these purposes. Current law defines “exempt surplus land” to mean, among other things, land that is subject to a sectional planning area, as described, and meets specified requirements, including that at least 25% of the units are dedicated to lower income households, as specified, and that is developed at an average density of at least 10 units per acre calculated with respect to the entire sectional planning area. This bill would change those requirements so that at least 25% of units that are not designated for students, faculty, or staff of an academic institution must be dedicated to lower income households, as specified, and that the land must be developed at an average density of at least 10 units per acre, calculated with respect to the entire sectional planning area and inclusive of housing designated for students, faculty, and staff of an academic institution. (Based on 12/16/2024 text)		
AB 87 Boerner	Introduced 01/06/2025	From printer. May be heard in committee February 6.	Housing development: density bonuses. Would state the intent of the Legislature to enact legislation to ensure that Density Bonus Law in its entirety is only applied to residential projects with no portions being used for visitor serving purposes or uses. (Based on 01/06/2025 text)		
AB 253 Ward	Introduced 01/15/2025	Assembly Rule 56 suspended. (Pending re-refer to Com. on L. GOV.)	California Residential Private Permitting Review Act: residential building permits. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law authorizes a county’s or city’s governing body to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law. This bill, the California Residential Private Permitting Review Act, would require a county’s or city’s building department to prepare a residential building permit fee schedule and post the schedule on the county’s or city’s internet website, if the county or city prescribes residential building permit fees. (Based on 01/15/2025 text)		

AB 301 Schiavo	Amended 03/04/2025	Re-referred to Com. on H. & C.D.	Planning and zoning: housing development projects: postentitlement phase permits: state departments. Current law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Current law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant and consequences for a local agency that fails to meet that timeline, as provided. Existing law defines “postentitlement phase permit” to include a range of permits issued by a local agency. This bill would require a state department to comply with the above-described provisions relating to postentitlement phase permits applicable to a local agency. The bill would require a state department to make the information list, as described above, and the above-described examples of a complete, approved application and a complete set of postentitlement phase permits available on the department’s internet website by January 1, 2026. The bill would deem a postentitlement phase permit approved, and all related reviews complete, if a state department fails to meet the time limits for review of an application for that permit. (Based on 03/04/2025 text)		
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AB 306 Schultz	Amended 03/05/2025	Re-referred to Com. on H. & C.D.	Building regulations: state building standards. The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Current law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program. (Based on 03/05/2025 text)		
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<u>AB 317</u> <u>Jackson</u>	Introduced 01/24/2025	Referred to Coms. on NAT. RES. and Rev. & Tax.	California First Time Homeowner Dream Act. The California Environmental Quality Act requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Current law exempts various projects from CEQA, including projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions. This bill would exempt from CEQA the new construction of a single-family dwelling that meets specified conditions, including that the project contains one single-family dwelling that is 1,500 square feet or less with no more than 3 bedrooms, the property is intended to be sold to a first-time homebuyer, and the lead agency determines that the developer of the project or the property owner provided sufficient legal commitments to meet the requirements of the exemption. The bill would require the lead agency, if it determines that a project qualifies for the exemption, to file a notice of exemption with the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the county clerk, as specified. By placing additional requirements on the lead agency to make a determination on whether the CEQA exemption applies, and on local agencies to determine whether the project developer provided sufficient legal commitments, as described, the bill would impose a state-mandated local program. (Based on 01/24/2025 text)		
<u>AB 357</u> <u>Alvarez</u>	Introduced 01/30/2025	Referred to Com. on NAT. RES.	Coastal resources: coastal development permit: exclusions. The Coastal Act of 1976, which is administered by the California Coastal Commission, requires a person wishing to perform or undertake any development in the coastal zone to obtain a coastal development permit. Current law excludes a specified power facility from this provision. This bill would also include, as part of that exclusion, student housing projects and faculty and staff housing projects, as defined. (Based on 01/30/2025 text)		

AB 462 Lowenthal	Amended 02/27/2025	Re-referred to Com. on H. & C.D.	Land use: coastal development permits: accessory dwelling units. Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units in areas zoned for single-family or multifamily dwelling residential use in accordance with specified standards and conditions. The California Coastal Act of 1976, which is administered by the California Coastal Commission, requires any person wishing to perform or undertake any development in the coastal zone, as defined, to obtain a coastal development permit from a local government or the commission, except as provided. Current law specifies that the above-described provisions governing accessory dwelling units do not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976, except as specified. This bill would exempt the construction of an accessory dwelling unit located within the County of Los Angeles, and in any county that is subject to a proclamation of a state of emergency made by the Governor on or after February 1, 2025, as provided, from the need to obtain a coastal development permit, as specified. (Based on 02/27/2025 text)		
AB 480 Quirk-Silva	Introduced 02/10/2025	Re-referred to Coms. on H. & C.D. and Rev. & Tax. pursuant to Assembly Rule 96.	Personal Income Tax Law: Corporation Tax Law: insurance tax law: low-income housing tax credit: Current law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee (CTCAC) provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing. Current law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required, as specified. That law authorizes a taxpayer to make an election in its application to the CTCAC to sell all or any portion of any credit allowed. This bill would instead authorize a taxpayer to make that election in the manner prescribed by the CTCAC, as provided. (Based on 02/10/2025 text)		

AB 505 Castillo	Introduced 02/10/2025	Referred to Com. on H. & C.D.	Multifamily Housing Program: Homekey: report. Current law establishes the Multifamily Housing Program administered by the Department of Housing and Community Development. Current law requires that specified funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases be disbursed in accordance with the Multifamily Housing Program for specified uses. This disbursement program is referred to as Homekey. This bill would require the Legislative Analyst’s Office to conduct an evaluation of the Homekey disbursement program described above to review the effectiveness of the program in relation to sustaining people experiencing homelessness, including, among other things, the number of housing units and projects funded since the program’s inception, and the timeliness of the allocation of program funds provided to localities participating in the program, including, among other things, the average time between application submission and fund disbursement. (Based on 02/10/2025 text)		
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AB 507 Haney	Introduced 02/10/2025	Referred to Coms. on H. & C.D. and L. GOV.	Adaptive reuse: streamlining: incentives. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. That law allows a development proponent to submit an application for a development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit, if the development satisfies certain objective planning standards, including that the development is a multifamily housing development that contains two or more residential units. This bill would deem an adaptive reuse project a use by right in all zones, regardless of the zoning of the site, and subject to a streamlined, ministerial review process if the project meets specified requirements, subject to specified exceptions. In this regard, an adaptive reuse project, in order to qualify for the streamlined, ministerial review process, would be required to be proposed for an existing building that is less than 50 years old or meets certain requirements regarding the preservation of historic resources, including the signing of an affidavit declaring that the project will comply with the United States Secretary of the Interior's Standards for Rehabilitation for, among other things, the preservation of exterior facades of a building that face a street, or receive federal or state historic rehabilitation tax credits, as specified. The bill would require an adaptive reuse project to meet specified affordability criteria. In this regard, the bill would require an adaptive reuse project for rental housing to include either 8% of the unit for very low income households and 5% of the units for extremely low income households or 15% of the units for lower income households. (Based on 02/10/2025 text)		
AB 557 McKinnor	Introduced 02/12/2025	From printer. May be heard in committee March 15.	Housing. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires the building department of every city or county to enforce within its jurisdiction the provisions of the California Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. This bill would express the intent of the Legislature to enact legislation relating to modular housing standards. (Based on 02/12/2025 text)		

AB 590 Lee	Introduced 02/12/2025	Referred to Com. on H. & C.D.	Social Housing Bond Act of 2026. Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership, and downpayment assistance for first-time home buyers. Current law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Social Housing Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$950,000,000 pursuant to the State General Obligation Bond Law, to fund social housing programs, as specified. The bill would create the California Housing Authority, which would be governed by the California Housing Authority Board, to ensure that social housing developments that are produced and acquired align with specified goals and would authorize the authority to issue the bonds and, upon appropriation of the Legislature, utilize funds from other sources to build more low, very low, and extremely low income housing. The bill would create the Social Housing Revolving Loan Fund to be used, upon appropriation of the Legislature, to provide zero-interest loan for the purpose of constructing housing to accommodate a mix of household incomes. (Based on 02/12/2025 text)		
AB 609 Wicks	Introduced 02/13/2025	From printer. May be heard in committee March 16.	Housing Accountability Act. The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits, among other things, a local agency from disapproving a housing development project or emergency shelter, or condition approval in a manner that renders the housing or emergency shelter infeasible, as specified, for a housing development project for very low, low-, or moderate-income households, or an emergency shelter, unless the local agency makes specified written findings supported by a preponderance of the evidence in the record. The act authorizes a project applicant, a person who would be eligible to apply for residency in the housing development or emergency shelter, or a housing organization to bring a lawsuit to enforce its provisions. This bill would make nonsubstantive changes those provisions. (Based on 02/13/2025 text)		

AB 648 Zbur	Introduced 02/13/2025	Referred to Coms. on Higher ED. and L. GOV.	Community colleges: housing: local zoning regulations: exemption. Current law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, as one of the segments of postsecondary education in this state. Current law establishes community college districts throughout the state and authorizes them to operate campuses and provide instruction to students. This bill would exempt the construction of faculty and staff housing projects, student housing projects, and university housing development projects, as defined, from local zoning regulations of any city, county, or city and county when constructed on property owned or leased by a community college district. (Based on 02/13/2025 text)		
AB 660 Wilson	Introduced 02/14/2025	From printer. May be heard in committee March 17.	Planning and Zoning Law: postentitlement phase permits. The Planning and Zoning Law requires a local agency, as defined, to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Current law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. If a local agency finds that a complete application is noncompliant, current law requires the local agency to provide the applicant with a list of items that are noncompliant and a description of how the application can be remedied by the applicant within specified time limits. This bill would declare the intent of the Legislature to enact subsequent legislation that amends provisions of the Planning and Zoning Law related to housing development approvals, as specified, to further expedite the residential development process by strengthening provisions governing postentitlement phase permits. (Based on 02/14/2025 text)		
AB 698 Wicks	Introduced 02/14/2025	From printer. May be heard in committee March 17.	Housing Accountability Act. The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving a housing development project for very low, low-, or moderate-income households or for an emergency shelter, or conditioning approval in a manner that renders the housing development project or emergency shelter infeasible unless it makes specified written findings. This bill would make a nonsubstantive change to those provisions. (Based on 02/14/2025 text)		

AB 736 Wicks	Introduced 02/18/2025	Referred to Com. on H. & C.D.	The Affordable Housing Bond Act of 2026. Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)		
AB 782 Quirk-Silva	Introduced 02/18/2025	From printer. May be heard in committee March 21.	Subdivision Map Act: security. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. The act requires prescribed security from a developer if the act or a local ordinance authorizes or requires the furnishing of security in connection with the performance of any act or agreement, including a requirement that specified forms of security be recorded with the county recorder of the county in which the subject real property is located. This bill would state the intent of the Legislature to amend the act to prevent duplicative and unnecessarily burdensome requirements from being imposed on new housing regarding the furnishing of security in connection with the performance of subdivision-related improvements. (Based on 02/18/2025 text)		
AB 818 Ávila Farías	Introduced 02/19/2025	Referred to Coms. on L. GOV. and H. & C.D.	Permit Streamlining Act: local emergencies. The Permit Streamlining Act requires a public agency to determine whether an application for a development project is complete within specified time periods, as specified. The act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. The California Emergency Services Act among other things, authorizes a local emergency to be proclaimed by the governing body of a city, county, or city and county, as specified, and grants political subdivisions various powers and authorities in periods of local emergency. This bill would prohibit, during the period of a local emergency, a local agency from denying an application for a permit necessary to rebuild or repair a residential property affected by a natural disaster unless the permit would result in the property being deemed a substandard building. The bill would require the local agency to approve or disapprove that application within 45 days of receipt of the application, and would require other expedited approvals. (Based on 02/19/2025 text)		

AB 874 Ávila Fariás	Introduced 02/19/2025	Referred to Coms. on L. GOV. and H. & C.D.	Mitigation Fee Act: waiver of fees: affordable rental housing. The Mitigation Fee Act imposes certain requirements on a local agency that imposes a fee as a condition of approval of a development project that is imposed to provide for an improvement to be constructed to serve the development project, or a fee for public improvements, as specified. The act also regulates fees for development projects and fees for specific purposes, including water and sewer connection fees, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project. The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, as provided. This bill would require a local agency to waive fees or charges that are collected by a local agency to fund the construction of public improvements or facilities for residential developments subject to a regulatory agreement with a public entity, as provided, that includes certain income and affordability requirements. (Based on 02/19/2025 text)		
AB 893 Fong	Introduced 02/19/2025	Referred to Coms. on H. & C.D. and L. GOV.	Housing development projects: objective standards: campus development zone. The Affordable Housing and High Road Jobs Act of 2022, until January 1, 2033, authorizes a development proponent to submit an application for an affordable housing development or a mixed-income housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are a principally permitted use. The act makes a development that meets those objective standards and affordability and site criteria a use by right and subject to one of 2 streamlined, ministerial review processes depending on, among other things, the affordability requirements applicable to the project. The act requires the Department of Housing and Community Development to undertake at least 2 studies, one completed on or before January 1, 2027, and one completed on or before January 1, 2031, on the outcomes of the act. This bill would expand the eligibility for the above-described streamlined, ministerial approval to include developments located in a campus development zone, as defined, as long as the development meets certain affordability requirements and objective standards, as provided. (Based on 02/19/2025 text)		

<u>AB 920</u> <u>Caloza</u>	Introduced 02/19/2025	From printer. May be heard in committee March 22.	Permit Streamlining Act: housing development projects. Would state the intent of the Legislature to enact legislation that would require the Department of Housing and Community Development to develop a standardized housing development project application that all jurisdictions across the state would be required to adopt. The bill would make related findings and declarations. (Based on 02/19/2025 text)		
<u>AB 945</u> <u>Fong</u>	Introduced 02/19/2025	Referred to Coms. on H. & C.D. and L. GOV.	Density Bonus Law: incentives and concessions: green housing developments. The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for lower income households or very low income households, and meets other requirements. Under current law, the number of incentives or concessions granted to a development under the Density Bonus Law vary based on the percentage of affordable units within the development, or whether the development serves specified other target populations, as provided. Current law establishes the Department of Housing and Community Development (HCD) in the Business, Consumer Services, and Housing Agency and requires it to administer various programs intended to promote the development of housing. Current law establishes the State Energy Resources Conservation and Development Commission (the commission), consisting of 5 members, and establishes various duties and responsibilities of the commission relating to energy usage in the state. This bill would require a city or county to grant additional incentives or concessions when an applicant proposes to construct a green housing development, as defined. The bill would require that the number of incentives or concessions granted initially be set to 3 and would require HCD, as specified, to evaluate and report on the number and type of units and developments entitled, permitted, and constructed pursuant to these provisions. The bill would require HCD, in this report, to maintain or alter the number of incentives or concessions granted under these provisions, as prescribed. (Based on 02/19/2025 text)		
<u>AB 1007</u> <u>Rubio, Blanca</u>	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Permit Streamlining Act. The Permit Streamlining Act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. This bill would make a nonsubstantive change to that provision. (Based on 02/20/2025 text)		

AB 1021 Wicks	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Housing: local educational agencies. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. That law, until January 1, 2033, deems a housing development project an allowable use on any real property owned by a local educational agency if the housing development satisfies specified conditions, including, among others, consisting of at least 10 housing units, 100% of the units being rented by local educational agency employees, local public employees, and general members of the public pursuant to a specified priority, and a majority of the units being deed restricted for lower income or moderate-income households, as specified. Current law, the Housing Accountability Act, among other things, prohibits a local agency from disapproving a housing development project for very low, low-, or moderate-income households unless the local agency makes written findings as to one of certain sets of conditions, as specified, and describes various procedural requirements applicable to housing development projects. This bill would revise and recast the provisions deeming a housing development project an allowable use on any real property owned by a local educational agency. The bill would require the housing development to satisfy specified conditions, and would apply the specified procedural requirements of the Housing Accountability Act to review of housing development projects subject to these provisions. (Based on 02/20/2025 text)		
AB 1026 Wilson	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Planning and zoning: housing development projects: postentitlement phase permits. Current law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Current law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant. Existing law also defines various terms for its purposes. This bill would make nonsubstantive changes to these provisions. (Based on 02/20/2025 text)		

<u>AB 1152</u> <u>Patterson</u>	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Development projects: permitting. The Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. This bill would make a nonsubstantive change to that provision. (Based on 02/20/2025 text)		
<u>AB 1154</u> <u>Carrillo</u>	Introduced 02/20/2025	Referred to Coms. on H. & C.D. and L. GOV.	Accessory dwelling units: junior accessory dwelling units. The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law prohibits a local agency from imposing parking standards for an accessory dwelling unit under certain circumstances, whether or not the local agency has adopted a local ordinance pursuant to the above provisions. Under existing law, those circumstances include, among others, if the accessory dwelling unit is located within 1/2 of one mile walking distance of public transit or there is a car share vehicle located within one block of the accessory dwelling unit. This bill would additionally prohibit a local agency from imposing any parking standards if the accessory dwelling unit is 500 square feet or smaller. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)		
<u>AB 1184</u> <u>Patterson</u>	Introduced 02/21/2025	Read first time.	Housing Accountability Act. The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits, among other things, a local agency from disapproving a housing development project or emergency shelter, or condition approval in a manner that renders the housing or emergency shelter infeasible, as specified, for a housing development project for very low, low-, or moderate-income households, or an emergency shelter, unless the local agency makes specified written findings supported by a preponderance of the evidence in the record. The act authorizes a project applicant, a person who would be eligible to apply for residency in the housing development or emergency shelter, or a housing organization to bring a lawsuit to enforce its provisions. This bill would make nonsubstantive changes those provisions. (Based on 02/21/2025 text)		

AB 1206 Harabedian	Introduced 02/21/2025	Read first time.	Single-family and multifamily housing units: preapproved plans. The Planning and Zoning Law provides for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities and the implementation of those general plans as may be in effect in those counties or cities. In that regard, current law requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans. This bill would require each local agency, by January 1, 2026, to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the preapproval applications, as specified. The bill would authorize a local agency to charge a fee to an applicant for the preapproval of a single-family or multifamily residential housing plan, as specified. The bill would require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website. The bill would require a local agency to either approve or deny an application for a single-family or multifamily residential housing unit within 30 days that utilizes either a single-family or multifamily residential housing unit plan preapproved within the current triennial California Building Standards Code rulemaking cycle or a plan that is identical to a plan used in an application for a single-family or multifamily residential housing unit approved by the local agency within the current triennial California Building Standards Code rulemaking cycle. (Based on 02/21/2025 text)		
AB 1244 Wicks	Introduced 02/21/2025	Read first time.	Multifamily Housing Program: definitions. Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law defines various terms for purposes of that program, including "supportive housing." This bill would make nonsubstantive changes to those definitions relating to the Multifamily Housing Program. (Based on 02/21/2025 text)		

<u>AB 1294</u> <u>Haney</u>	Introduced 02/21/2025	Read first time.	Planning and zoning: housing development: regulation. The Planning and Zoning Law requires a city, county, or city and county, in exercising its authority to regulate subdivisions, to, among other things, refrain from imposing criteria for design or improvements for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. This bill would make nonsubstantive changes to those provisions. (Based on 02/21/2025 text)		
<u>AB 1339</u> <u>González, Mark</u>	Introduced 02/21/2025	Read first time.	Department of Insurance: housing insurance study. Would require the Department of Insurance, upon appropriation and in consultation with specified entities and affordable housing entities, to conduct a study of the property, liability, and builders' risk insurance coverages available to affordable housing entities, as defined, that receive a grant, loan, or tax credit awarded by the Department of Housing and Community Development or the California Tax Credit Allocation Committee. The bill would require an insurer to provide necessary information requested by the commissioner for the study. The bill would require the department, in conducting the study, to, among other things, (1) collect information from relevant entities, (2) obtain data on the number and types of insurance policies in effect, reasons for policy nonrenewals or cancellations, claims activity, and premium and deductible amounts, and (3) analyze and request any other relevant information that may help the department analyze the availability of property, liability, and builders' risk insurance coverage for specified affordable housing entities. The bill would also require the department to analyze how, if at all, insurers consider specified determinations of offers or rate setting, including the level or source of income of an individual or group of individuals residing or intending to reside upon the property to be insured. The bill would require the department to submit a report on the study to the appropriate committees of the Legislature by December 31, 2026. (Based on 02/21/2025 text)		

AB 1359 Ahrens	Introduced 02/21/2025	Read first time.	Planning and zoning: permitted use: housing forward jurisdictions. The housing element is required to be updated at specified intervals, and, when updating the housing element, the local government is required to take into account regional housing needs for various income levels, as specified. Current law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of the Planning and Zoning Law, and requires HCD to designate jurisdictions as prohousing, as prescribed. This bill would state the intent of the legislature to enact subsequent legislation that would authorize a housing forward jurisdiction, defined to mean a city, county, or city and county that is designated as a prohousing jurisdiction by HCD and has met or exceeded its regional housing needs allocation, to impose certain conditions on development projects. (Based on 02/21/2025 text)		
AB 1381 Muratsuchi	Introduced 02/21/2025	Read first time.	Educational workforce housing. The Teacher Housing Act of 2016 authorizes school districts to establish and implement programs that address the housing needs of teachers and school district employees who face challenges in securing affordable housing by leveraging programs and fiscal resources available to housing developers, promoting public and private partnerships, and fostering innovative financing opportunities. This bill would state the intent of the Legislature to enact subsequent legislation that would improve and expand opportunities for local educational agencies to develop educational workforce housing. (Based on 02/21/2025 text)		
AB 1385 Petrie-Norris	Introduced 02/21/2025	Read first time.	Housing: permits. The Permit Streamlining Act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. This bill would state the intent of the Legislature to enact subsequent legislation relating to housing and permitting reform. (Based on 02/21/2025 text)		
AB 1403 Hart	Introduced 02/21/2025	Read first time.	Building Homes and Jobs Trust Fund. The Building Homes and Jobs Act (BHJA) creates in the State Treasury the Building Homes and Jobs Trust Fund and requires the moneys in the fund to be appropriated through the annual Budget Act or as prescribed in the BHJA. This bill would make nonsubstantive changes to that provision. (Based on 02/21/2025 text)		

<u>AB 1404</u> <u>Ortega</u>	Introduced 02/21/2025	Read first time.	Electrical corporations: connections: affordable housing projects. Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations. Existing law requires the commission to enforce the rules governing the extension of service by a gas or electrical corporation to new residential, commercial, agricultural, and industrial customers. This bill would require an electrical corporation to connect an affordable housing project, as defined, to the electrical distribution grid within 60 days, except as specified. The bill would require the commission to streamline any necessary review on an affordable housing project that is ready to connect but sitting vacant and that has not been connected by an electrical corporation within the required 60 days. The bill would delay the effective date of a rate increase approved by the commission for the greater of either the amount of time the electrical corporation took, beyond 90 days from receipt of the project building plans, to provide a final contract, or the amount of time the electrical corporation took, beyond the 60 days allowed, to connect the most recently completed affordable housing project within the electrical corporation's service area. This bill contains other related provisions and other existing laws. (Based on 02/21/2025 text)		
<u>AB 1445</u> <u>Haney</u>	Introduced 02/21/2025	Read first time.	Affordable housing. Existing law, the Affordable Housing and High Road Jobs Act of 2022, until January 1, 2033, establishes a streamlined development process for affordable housing developments that meet specified objective standards and affordability and site criteria. This bill would make a nonsubstantive change to those provisions. (Based on 02/21/2025 text)		

ACA 4 Jackson	Introduced 01/24/2025	Read first time.	Homelessness and affordable housing. The California Constitution authorizes the development, construction, or acquisition of developments composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income financed in whole or in part by the federal government or a state public body, or to which the federal government or a state public body extends assistance, if a majority of the qualified electors of the city, town, or county in which the housing is proposed to be located approves the project by voting in favor thereof, as specified. This measure, the Housing Opportunities for Everyone (HOPE) Act, would create an account in the General Fund into which, beginning in the 2027–28 fiscal year, and each fiscal year thereafter until September 30, 2036, a sum would be transferred from the General Fund equal to or greater than 5% of the estimated amount of General Fund revenues for that fiscal year, as specified. The measure would require the moneys in the account to be appropriated by the Legislature to the Business, Consumer Services, and Housing Agency, and would authorize that agency to expend the moneys to fund prescribed matters related to homelessness and affordable housing, including housing and services to prevent and end homelessness. (Based on 01/24/2025 text)		
SB 9 Arreguín	Introduced 12/02/2024	Referred to Coms. on HOUSING and L. GOV.	Accessory Dwelling Units: owner-occupant requirements. The Planning and Zoning Law provides for the creation of an accessory dwelling unit by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards. The law prohibits a local agency from imposing an owner-occupant requirement or any additional standards, except as specified, when evaluating a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. The law also prohibits a local agency from imposing parking standards for an accessory dwelling unit, as specified, whether or not the local agency has adopted a local ordinance pursuant to these provisions. This bill would additionally prohibit a local agency from imposing an owner-occupant requirement for a proposed or existing accessory dwelling unit whether or not the local agency has adopted a local ordinance pursuant to these provisions. (Based on 12/02/2024 text)		

<u>SB 73</u> <u>Cervantes</u>	Introduced 01/15/2025	Set for hearing March 19.	California Environmental Quality Act: exemptions. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements certain residential, employment center, and mixed-use development projects meeting specified criteria, including that the project is located in a transit priority area and that the project is undertaken and is consistent with a specific plan for which an environmental impact report has been certified. This bill would additionally exempt those projects located in a very low vehicle travel area, as defined. The bill would require that the project is undertaken and is consistent with either a specific plan prepared pursuant to specific provisions of law or a community plan, as defined, for which an EIR has been certified within the preceding 15 years in order to be exempt. (Based on 01/15/2025 text)		
<u>SB 92</u> <u>Blakespear</u>	Amended 03/10/2025	From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.	Housing development: density bonuses: mixed-use developments. The Density Bonus Law requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income households or very low income households, and meets other requirements. Current law defines "housing development" to mean a development project for 5 or more residential units, including mixed-use developments, as specified. This bill would define "mixed-used developments" to mean mixed-used developments consisting of residential and nonresidential uses that meet specified conditions. (Based on 03/10/2025 text)		
<u>SB 273</u> <u>Grayson</u>	Introduced 02/04/2025	Referred to Com. on RLS.	Surplus land. Current law declares that surplus government land should be made available for affordable housing, including near transit stations, and for parks and recreation or open-space purposes. This bill would make a nonsubstantive change to this provision. (Based on 02/04/2025 text)		

SB 336 Wiener	Introduced 02/12/2025	Referred to Com. on REV. & TAX.	Real property tax: welfare exemption: moderate-income housing. Current property tax law, pursuant to constitutional authorization, provides for a “welfare exemption” for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. That law provides a partial welfare exemption in the case of residential rental property used for lower income households, as specified, calculated as that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units. This bill would provide a partial welfare exemption in the case of residential rental property used for low- and moderate-income households. The partial exemption would be equal to that percentage of the value of the property that is equal to the percentage that the number of units serving low- and moderate-income households represents of the total number of residential units, as provided. (Based on 02/12/2025 text)		
SB 358 Becker	Introduced 02/12/2025	Referred to Com. on L. GOV.	Mitigation Fee Act: mitigating vehicular traffic impacts. The Mitigation Fee Act imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project. Current law requires a local agency that imposes a fee on a housing development for the purpose of mitigating vehicular traffic impacts to set the rate for that fee to reflect a lower rate of automobile trip generation associated with such housing developments in comparison with housing developments without prescribed characteristics, unless the local agency adopts findings after a public hearing establishing that the housing development, even with those characteristics, would not generate fewer automobile trips than a housing development without those specified characteristics. For purposes of these provisions, current law specifies one of those characteristics is that the housing development provides either the minimum number of parking spaces required by the local ordinance, or no more than one onsite parking space for zero- to 2-bedroom units, and 2 onsite parking spaces for 3 or more bedroom units, whichever is less. For purposes of a local agency setting the rate for a mitigating vehicular traffic impacts fee, this bill would delete the provision about adopting findings after a public hearing and would, instead, require the rate for housing developments that satisfy those specified characteristics be at least 50% less than the rate for housing developments without all of those characteristics. With regard to the above-described characteristic, the bill would, instead, specify that the housing development provides no more than one onsite parking space for zero- to 2-bedroom units, and 2 onsite parking spaces for 3 or more bedroom units. (Based on 02/12/2025 text)		

SB 417 Cabaldon	Introduced 02/18/2025	From printer. May be acted upon on or after March 21.	The Affordable Housing Bond Act of 2026. Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)		
SB 489 Arreguín	Introduced 02/19/2025	Referred to Com. on RLS.	Permit Streamlining Act: housing development projects. Would express the intent of the Legislature to enact legislation that would relate to clarifying the requirements of public agencies under the Permit Streamlining Act with respect to approvals issued in connection with housing development projects and clarifying the relationship of the Permit Streamlining Act to statutes governing postentitlement permits. (Based on 02/19/2025 text)		
SB 492 Menjivar	Introduced 02/19/2025	From printer. May be acted upon on or after March 22.	Youth Housing Bond Act of 2025. Would enact the Youth Housing Bond Act of 2025 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$ ____ pursuant to the State General Obligation Bond Law to finance the Youth Housing Program, established as part of the bond act. The bill, as a part of the program, would require the Department of Housing and Community Development to make awards to local agencies, nonprofit organizations, and joint ventures for the purpose of acquiring, renovating, constructing, and purchasing equipment for youth centers or youth housing, as those terms are defined. This bill would provide for submission of the bond act to the voters at the November 3, 2026, statewide general election in accordance with specified law. (Based on 02/19/2025 text)		
SB 502 Arreguín	Introduced 02/19/2025	Referred to Coms. on HOUSING and ED.	Building Homes and Jobs Trust Fund: allocations. This bill would reduce the continuous appropriation to the California Housing Finance Agency to 10% of the moneys deposited in the fund, and would require 5% of the moneys deposited in the fund, upon appropriation by the Legislature, to be made available to the Department of Housing and Community Development for a zero-interest revolving loan fund to pay for development and predevelopment costs incurred by local education agencies to build low-to moderate-income multifamily workforce housing. (Based on 02/19/2025 text)		

SB 543 McNerney	Introduced 02/20/2025	Referred to Com. on RLS.	Development permits. Current law authorizes an applicant for a permit for a development project, if any provision of law requires a lead agency or responsible agency to provide public notice of the development project or to hold a public hearing on the development project and the agency has not done so at least 60 days before the expiration of specified time limits, to file an action to compel the agency to provide the public notice or hold the hearing, as specified. This bill would make nonsubstantive changes to the provision described above relating to providing public notice of a development project or holding a hearing relating to a development project. (Based on 02/20/2025 text)		
SB 549 Allen	Introduced 02/20/2025	Referred to Com. on L. GOV.	Second Neighborhood Infill Finance and Transit Improvements Act. Current law authorizes the infrastructure financing plan to provide for the division of taxes levied on taxable property in the area included within the district, as specified, and authorizes the public financing authority to issue bonds by adopting a resolution containing specified provisions, including a determination of the amount of tax revenue available or estimated to be available for the payment of the principal of, and interest on, the bonds. This bill would revise NIFTI-2 to instead authorize, for resolutions adopted under that act's provisions on or after January 1, 2026, a city, county, or city and county to adopt a resolution, at any time before or after the adoption of the infrastructure financing plan for an enhanced infrastructure financing district, to allocate property tax revenues, and to remove the authorization for adoption of a resolution that allocates revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes. The bill would also repeal the condition that the boundaries of the enhanced infrastructure financing district are coterminous with the city or county that established the district. (Based on 02/20/2025 text)		

SB 607 Wiener	Introduced 02/20/2025	Set for hearing April 2.	California Environmental Quality Act: categorical exemptions: infill projects. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would require a lead agency to limit the scope of an environmental impact report to the condition of a categorical exemption that the lead agency determines, after a preliminary review of the project, disqualifies the project from eligibility under the categorical exemption, if the lead agency determines that the project meets all other conditions of the categorical exemption except for the one condition that disqualifies it, as specified. The bill would require that a lead agency's determination to adopt a negative declaration or mitigated negative declaration be upheld if there is a fair argument that substantial evidence supports the determination. The bill would provide that these provisions do not apply to a project to construct or that is related to a distribution center or oil and gas infrastructure. The bill would exempt from the requirements of CEQA, except as provided, a rezoning that is consistent with an approved housing element. Because the bill would require a lead agency to determine the applicability of this exemption, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)		
SB 677 Wiener	Introduced 02/21/2025	Referred to Coms. on HOUSING and L. GOV.	Housing development: streamlined approvals. (1)Existing law, the Planning and Zoning Law, requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements. This bill would require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, notwithstanding any covenant, condition, or restriction imposed by a common interest development association. This bill contains other related provisions and other existing laws. (Based on 02/21/2025 text)		

Housing: protection

AB 246 Bryan	Amended 03/05/2025	Read second time. Ordered to third reading.	Residential rent: County of Los Angeles. The Costa-Hawkins Rental Housing Act, among other things, authorizes an owner of residential real property to establish initial and subsequent rental rates for a dwelling or unit that meets specified conditions, subject to certain exceptions. Current law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate, as specified, for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. This bill, notwithstanding any other law, would prohibit an owner of residential real property from charging a rental rate for a dwelling or a unit that had a tenant in lawful possession of the residential real property on or before January 7, 2025, and is located in the County of Los Angeles in excess of the rental rate for the dwelling or unit charged on January 7, 2025, except as specified. The bill would remain in effect until March 1, 2026, and would be repealed as of that date. (Based on 03/05/2025 text)		
AB 282 Pellerin	Introduced 01/22/2025	Referred to Coms. on H. & C.D. and JUD.	Discrimination: housing: source of income. The California Fair Employment and Housing Act (FEHA) makes unlawful various practices connected to obtaining and financing housing accommodations, among other things, if those practices discriminate based on source of income. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would provide that prioritization of applicants for tenancy who qualify for or receive rental assistance, as specified, does not constitute discrimination based on source of income for purposes of the above-described provisions of FEHA. (Based on 01/22/2025 text)		

AB 299 Gabriel	Amended 03/04/2025	Re-referred to Com. on H. & C.D.	Motels, hotels, and short-term lodging: disasters. Current law regulates the terms and conditions of tenancies and defines the term “persons who hire” for the purpose of regulating residential tenancies. Current law excludes from these provisions occupancy at a hotel or motel if certain conditions are met, including that the occupancy is for a period of 30 days or less, as specified. Current law establishes a procedure, known as an unlawful detainer action, that a landlord must follow in order to evict a tenant. Under this bill, the continued occupancy of a guest of a lodging, as defined, would not constitute a new tenancy and the guest would not be considered a person who hires for purposes of an unlawful detainer action, if the guest is living in the motel, hotel, or short-term lodging as a result of their prior housing being damaged, destroyed, or otherwise made uninhabitable by a disaster, as defined. The bill would repeal these provisions on January 1, 2031. (Based on 03/04/2025 text)		
AB 311 McKinnor	Introduced 01/23/2025	Read second time. Ordered to third reading.	Dwelling units: persons at risk of homelessness. Prior law, until January 1, 2024, authorized a tenant to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness, as defined, regardless of the terms of the lease or rental agreement, with the written approval of the owner or landlord of the property, and subject to extension under certain circumstances. Prior law further authorized an owner or landlord to adjust the rent payable under the lease during the time the person who is at risk of homelessness is occupying the dwelling unit, as compensation for the occupancy of that person, and required the terms regarding the rent payable in those circumstances to be agreed to in writing by the owner or landlord and the tenant. This bill, until January 1, 2031, would reinstate the above-described provisions, and would include certain new provisions regarding occupancy. The bill would additionally define “person at risk of homelessness” to include any person who is displaced from their residence as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor. The bill, among other things, would permit a tenant, with written approval of the owner or landlord, to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness and one or more common household pets owned or otherwise maintained by the person. (Based on 01/23/2025 text)		

AB 414 Pellerin	Introduced 02/04/2025	From committee: Amend, and do pass as amended. To Consent Calendar. (Ayes 12. Noes 0.) (March 11).	Residential tenancies: return of security. Current law regulates the terms and conditions of residential tenancies, including generally limiting the amount of security that a landlord may demand or receive to an amount or value equivalent to one month's rent, as provided, and allowing a landlord to claim of the security only those amounts as are reasonably necessary for specified purposes. Current law defines a security for these purposes as any payment, fee, deposit, or charge, including any payment, fee, deposit, or charge, except as specified, that is imposed at a tenancy's beginning to reimburse a landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent, used for any purpose. Current law requires a landlord to provide a tenant a copy of an itemized statement, as specified, and return the security's remaining portion to the tenant by personal delivery or by first-class mail, postage prepaid, no later than 21 calendar days after the tenant has vacated the premises, as specified. Current law authorizes a landlord and tenant to mutually agree to have the landlord deposit electronically the security's remaining portion to a bank account or other financial institution designated by the tenant or provide a copy of the itemized statement to an email account provided by the tenant. This bill would instead require a landlord to provide the tenant a copy of the itemized statement and return the security's remaining portion in the manner the security was received or requested by the tenant for the return of the security's remaining portion. If returning the security's remaining portion by mail, the bill would require the landlord to return the security's remaining portion and provide a copy of the itemized statement by certified mail. (Based on 02/04/2025 text)		
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AB 863 Kalra	Introduced 02/19/2025	Referred to Com. on JUD.	Residential rental properties: language requirements. Current law requires landlords seeking to remove tenants from their property for specified reasons to terminate the leases by notice, as specified. Current law outlines requirements for civil actions filed by landlords to remove tenants from their properties. This bill would require landlords to provide notices to terminate leases and complaints in specified civil actions in Spanish, Chinese, Tagalog, Vietnamese, or Korean, if the lease was originally negotiated in one of those languages or if the landlord has reason to believe that Spanish, Chinese, Tagalog, Vietnamese, or Korean is the tenant’s primary language. This bill would also require that summonses in those civil cases be in Spanish, Chinese, Tagalog, Vietnamese, or Korean if the lease was originally negotiated in one of those languages or if the landlord has reason to believe that Spanish, Chinese, Tagalog, Vietnamese, or Korean is the tenant’s primary language, and if a copy of the summons in that language is available on the California Courts website. (Based on 02/19/2025 text)		
AB 878 Kalra	Introduced 02/19/2025	Referred to Com. on JUD.	Victims of abuse or violence: reasonable accommodations. Current law governs the hiring of real property based on the terms of the agreement or on the behavior of the parties. Existing law requires a landlord to change the locks of a tenant’s dwelling if that tenant is a victim of abuse or violence or has an immediate family member or household member who is a victim of abuse or violence, including alleged abuse or violence, as long as the tenant is not alleged to have committed the abuse or violence. Current law requires a tenant requesting a lock change to provide the landlord with specified documentation. This bill would require a landlord to provide reasonable accommodations, as defined, at the request of a tenant who is a victim or whose family member is a victim of abuse or violence, as specified. The bill would require a landlord, upon receiving a request for a reasonable accommodation, to engage in a timely, good faith, and interactive process with the tenant to determine an effective accommodation, taking into account any exigent circumstances or danger facing the tenant or their family member. The bill would authorize a landlord to request certification from a tenant requesting a reasonable accommodation, as specified, and impose confidentiality requirements upon any certification or other documentation provided to the landlord, except as provided. (Based on 02/19/2025 text)		

AB 924 Davies	Introduced 02/19/2025	Referred to Com. on JUD.	Leases: termination of tenancy: abuse or violence: security deposit. Current law authorizes a tenant to provide a landlord with 180-day written notice, as specified, that the tenant, household member, or immediate family member, as defined, was a victim of an act of domestic violence, sexual assault, stalking, human trafficking, abuse of an elder or a dependent adult, or of other specified crimes, and that the tenant intends to terminate the tenancy. Current law prohibits a landlord from, due to the termination, requiring a tenant who terminates a lease or rental agreement to forfeit any security deposit money or advance rent paid. This bill would require a landlord to pay a calculated share of the security deposit, as provided, to the tenant who terminated tenancy according to the above-described provisions if there are multiple tenants on the lease and a tenant states in their written notice that they are terminating tenancy because another tenant committed the specified crime. (Based on 02/19/2025 text)		
AB 1384 Nguyen	Introduced 02/21/2025	Read first time.	Summary proceedings for obtaining possession of real property: procedural requirements. Current law establishes procedures relating to an action for unlawful detainer, and sets timelines regarding the filing of a complaint and the defendant's response, including a demurrer or motion to strike, as specified. The hearing on such a motion is required to occur within 5 to 7 court days after its filing, unless good cause is shown, in which case the hearing may occur on a later date on notice prescribed by the court. This bill would instead limit the court's authority to set a later hearing for a noticed motion as described above to cases involving a residential tenancy. (Based on 02/21/2025 text)		
SB 52 Pérez	Introduced 12/20/2024	Referred to Com. on JUD.	Housing rental rates and occupancy levels: algorithmic devices. Current law governs the hiring of residential dwelling units and requires a landlord to provide specified notice to tenants prior to an increase in rent. The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. That act, among other things, authorizes an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that meets specified criteria, subject to certain limitations. This bill would make it unlawful for any person to sell, license, or otherwise provide to a landlord an algorithmic device, as defined, that advises on rental rates or occupancy levels for residential dwelling units, and would also make it unlawful for a landlord to use an algorithmic device to set rental rates or occupancy levels for residential dwelling units. (Based on 12/20/2024 text)		

SB 381 Wahab	Introduced 02/14/2025	Referred to Coms. on JUD. and APPR.	Residential rental properties: fees. Would enact the Fair Rental Act of 2025. The bill would prohibit a landlord or their agent from charging certain fees, including, any fee that is not specified in the rental agreement, a processing fee, including a convenience fee or a check cashing fee, for the payment of rent or any other fees or deposits, or a fee for a tenant to own a household pet. The bill would also prohibit a landlord or their agent from charging a late fee for the late payment of rent that is more than 2% of the monthly rental rate, and would prohibit the late fee from being charged unless the rent is overdue by 7 days or more. Under the bill, if a landlord or their agent charges and collects a fee from a tenant that is not authorized by law, the landlord or their agent would be liable to the tenant in a civil action for the cost of the fee, plus 5% interest compounded daily from the date the fee was collected. (Based on 02/14/2025 text)		
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<u>SB 436</u> <u>Wahab</u>	Introduced 02/18/2025	Referred to Com. on JUD.	Unlawful detainer: right to redeem tenancy. Current law prescribes summary procedures for actions to obtain possession of real property. Current law authorizes a landlord to serve a notice of termination of tenancy on a tenant who is in default in the payment of rent. The notice must permit the tenant at least 3 days, excluding weekends and judicial holidays, to pay the amount that is in default and due. If the tenant does not pay the amount stated in the 3-day notice to pay rent or quit after its expiration, the landlord may file a complaint for unlawful detainer against the tenant to obtain possession of the premises. In such a summary proceeding, the court has discretion to relieve a tenant against forfeiture of their lease or rental agreement and restore the tenant to their former estate or tenancy. To seek such discretionary relief, the tenant must, among other things, make a showing of hardship and pay the full amount of rent due. This bill would require a court presiding over an unlawful detainer action to restore a residential tenant to their former estate or tenancy if the tenant: (1) pays the full amount of rent in arrears, as specified, or (2) submits documentation of approval for rental assistance funds in an amount that would cover the full amount of rent in arrears. The bill would not require a tenant to make a showing of hardship to obtain this relief. The bill would allow a residential tenant seeking this relief to tender payment or submit required documentation to the landlord, the landlord's designated agent, or the court. If the tenant tenders such payment or submits required documentation before entry of judgment, the bill would require the plaintiff to request dismissal of the action against the tenant with prejudice. If the plaintiff fails to do so, the bill would require the court to dismiss the action upon receiving evidence that the tenant tendered such payment or submitted the required documentation. If the tenant tenders payment or submits required documentation after entry of judgment, but before restoration of the premises to the landlord, the bill would require the court to relieve the tenant against forfeiture of the lease according to specified procedures, set aside the judgment against all defendants in the action, and restore the tenant to their former estate or tenancy. (Based on 02/18/2025 text)		
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SB 522 Wahab	Introduced 02/19/2025	From printer. May be acted upon on or after March 22.	Housing: tenant protections: rent control. The Tenant Protection Act of 2019, prohibits, until January 1, 2030, an owner of residential real property from terminating the tenancy of certain tenants without just cause, either at-fault or no-fault of the tenant. The act, until January 1, 2030, also prohibits an owner of residential real property from increasing the gross rental rate for a dwelling or unit more than 5% plus the percentage change in the cost of living, as defined, or 10%, whichever is lower, of the lowest gross rental rate charged for the immediately preceding 12 months, subject to specified conditions. The act exempts certain types of residential real properties or residential circumstances from these provisions, including, among others, housing that has been issued a certificate of occupancy within the previous 15 years. This bill would exclude housing built to replace a previous housing unit that was substantially damaged or destroyed by a disaster, as defined, and was issued a certificate of occupancy before that housing unit was substantially damaged or destroyed, from the above-described exemption from the just cause requirements and rental increase limits. (Based on 02/19/2025 text)		
Other					
AB 30 Alvarez	Amended 03/04/2025	Re-referred to Com. on NAT. RES.	State Air Resources Board: gasoline specifications: ethanol blends. Current law requires the State Air Resources Board to adopt and implement motor vehicle fuel specifications for the control of air contaminants and sources of air pollution under specified circumstances. This bill would require the state board to complete a rulemaking on or before July 1, 2025, to adopt specifications for blends of gasoline containing 10.5% to 15% ethanol by volume for use as a transportation fuel. If the state board does not complete the rulemaking on or before that date, the bill would require that blends of gasoline containing 10.5% to 15% ethanol by volume be treated as approved by the state board and would authorize them to be sold in the state as a transportation fuel. (Based on 03/04/2025 text)		

AB 230 Ransom	Introduced 01/13/2025	Referred to Com. on TRANS.	Tri-Valley-San Joaquin Valley Regional Rail Authority: City of Mountain House. Current law establishes the Tri-Valley-San Joaquin Valley Regional Rail Authority for purposes of planning, developing, delivering, and operating cost-effective and responsive rail connectivity, between the Bay Area Rapid Transit system and the Altamont Corridor Express commuter rail service, as provided. Current law establishes a governing board for the authority that comprises of representatives from specified entities, including the Mountain House Community Services District. This bill would require a representative from the City of Mountain House to be on the governing board for the authority, instead of a representative from the Mountain House Community Services District. (Based on 01/13/2025 text)		
AB 261 Quirk-Silva	Introduced 01/16/2025	Referred to Coms. on NAT. RES. and E.M.	Fire safety: fire hazard severity zones: State Fire Marshal. Current law requires the State Fire Marshal to classify lands within state responsibility areas into fire hazard severity zones, and, by regulation, designate fire hazard severity zones and assign to each zone a rating reflecting the degree of severity of fire hazard that is expected to prevail in the zone. Current law requires the State Fire Marshal to periodically review designated and rated zones and, as necessary, revise zones or their ratings or repeal the designation of zones. Current law also requires the State Fire Marshal to identify areas in the state that are not state responsibility areas as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas, and to periodically review and make recommendations relative to very high fire hazard severity zones. This bill would, as applied to both state responsibility areas and lands that are not state responsibility areas, authorize the State Fire Marshal, in periods between the State Fire Marshal's review of areas of the state for recommendations regarding an area's fire hazard severity zone, to confer with entities, including, but not limited to, public agencies, tribes, nonprofit organizations, project applicants, and members of the public, on actions that may impact the degree of fire hazard in an area or the area's recommended fire hazard severity zone designation. (Based on 01/16/2025 text)		

<u>AB 266</u> <u>Davies</u>	Introduced 01/17/2025	Referred to Com. on TRANS.	Freeway Service Patrol Act: sponsorship agreement. The Freeway Service Patrol Act requires each tow truck participating in a freeway service patrol to bear a specified logo that identifies the Department of the California Highway Patrol and the Department of Transportation, and, at the option of the entity, the participating regional or local entity. This bill would authorize a participating regional or local entity to generate additional revenue for its freeway service patrol by entering into exclusive sponsorship agreements that allow for the display of a sponsor's name and logo on participating tow trucks, as specified, that are in addition to the above-described required logo. (Based on 01/17/2025 text)		
<u>AB 382</u> <u>Berman</u>	Amended 02/24/2025	Re-referred to Com. on TRANS.	Pedestrian safety: school zones: speed limits. Would establish a prima facie speed limit of 20 miles per hour in a school zone, as defined, subject to specified conditions, including, among others, when a school speed limit sign states "children are present" and children are present, as defined, and when a school speed limit sign states specific hours, as specified. By establishing new prima facie speed limits in school zones that would require changes to local speed limit signs, this bill would create a state-mandated local program. (Based on 02/24/2025 text)		
<u>AB 406</u> <u>Bennett</u>	Amended 03/04/2025	Re-referred to Com. on U. & E.	Energy: transportation fuels assessment. Current law requires the State Energy Resources Conservation and Development Commission, on or before January 1, 2024, and every 3 years thereafter, to submit an assessment related to transportation fuels to the Legislature, as specified. This bill would require the commission, beginning with the first assessment submitted after January 1, 2025, to propose recommendations for implementing solutions to mitigate any impacts described in the assessment, and would authorize the commission to request information from the State Air Resources Board, the Geologic Energy Management Division, and other relevant state agencies in preparing the recommendations and the assessment. (Based on 03/04/2025 text)		

AB 550 Petrie-Norris	Introduced 02/11/2025	Referred to Com. on NAT. RES.	Fire prevention: grant programs: reporting. Current law requires the Wildfire and Forest Resilience Task Force to develop a comprehensive implementation strategy to track and ensure the achievement of the goals and key actions identified in “California’s Wildfire and Forest Resilience Action Plan” issued by the task force in January 2021. Current law requires the task force to submit, as part of the implementation strategy, a report to the appropriate policy and budget committees of the Legislature on progress made in achieving the goals and key actions identified in the state’s action plan, on state expenditures made to implement these key actions, and on additional resources and policy changes needed to achieve these goals and key actions, as provided. This bill would require the task force, on or before July 1, 2026, and annually thereafter, to compile and post on its internet website specified information relating to specified state and federal grant programs relating to fire prevention, as provided. (Based on 02/11/2025 text)		
AB 699 Stefani	Introduced 02/14/2025	Referred to Com. on Elections.	Elections: local bond measures: tax rate statement. Current law authorizes county and city elections officials to establish procedures to permit a voter to opt out of receiving a county voter information guide, state voter information guide, notice of polling place, and other associated materials by mail, and instead obtain them electronically by email or accessing the county’s or city’s internet website, if certain conditions are met. Current law requires local governments, when submitting a measure for voter approval for the issuance of bonds that will be secured by ad valorem property taxes, to mail voters a statement that includes estimates of the tax rates required to fund the bonds. This bill would authorize local governments to transmit the tax rate statement electronically under the procedures described above. (Based on 02/14/2025 text)		

AB 1070 Ward	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Transit districts: governing boards: compensation: nonvoting members. Existing law provides for the formation of various transit districts and specifies the duties and powers of their governing boards. Existing law authorizes a transit district to compensate a member of the governing board for attending a board meeting and for engaging in other district business, as provided. This bill would prohibit a transit district from compensating a member of the governing board unless the member demonstrates personal use of the transit system, as specified. The bill would require the governing board of a transit district to include 2 nonvoting members and 4 alternate nonvoting members, as specified. The bill would authorize the chair of the governing board of a transit district to exclude these nonvoting members from meetings discussing negotiations with labor organizations. By expanding the duties of transit districts, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)		
AB 1141 Lee	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Alameda-Contra Costa Transit District: board of directors: election: compensation. Existing law establishes procedures for the formation of the Alameda-Contra Costa Transit District and specifies the powers and duties of the transit district. Existing law vests the government of the district in a board of directors comprised of 7 directors, one from each ward, and 2 elected at large. Existing law requires a nomination paper for a candidate seeking election to a directorship to be signed by 50 voters, if seeking to be elected by ward, and by 100 voters, if seeking to be elected at large. Existing law provides 4-year terms for directors, as specified. Existing law contains obsolete requirements governing the term lengths for directors elected at the initial election following the formation of the district. This bill would eliminate directors at large and would instead require all 7 directors to be elected from wards. The bill would specify the terms of office for the directors elected at the November 3, 2026, and November 7, 2028, statewide general elections. The bill would repeal the obsolete provisions governing the initial election. To the extent this bill would increase the district's duties, it would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)		

AB 1340 Wicks	Introduced 02/21/2025	Read first time.	Metropolitan Transportation Commission: duties. The Metropolitan Transportation Commission Act establishes the Metropolitan Transportation Commission to provide comprehensive regional transportation planning for the San Francisco Bay area, as provided. Existing law requires the commission to establish a regional transit coordinating council to better coordinate routes, schedules, fares, and transfers among the San Francisco Bay area transit operators and to explore potential advantages of joint ventures in certain areas. The act authorizes the commission, in consultation with the regional transit coordinating council, to identify functions performed by individual public transit systems that could be consolidated to improve the efficiency of regional transit service, and recommend that those functions be consolidated and performed through inter-operator agreements or as services contracted to a single entity. This bill would require the commission to consult with the general manager from each transit operator, instead of the regional transit coordinating council, when identifying functions that could be consolidated and recommending their consolidation, as described above. To the extent that this bill would impose additional duties on transit operators, it would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/21/2025 text)		
HR 1 Pacheco	Introduced 12/02/2024	VOTE: HR 1 PACHECO Assembly Third Reading (PASS)	Relative to the Standing Rules of the Assembly for the 2025–26 Regular Session. This measure would resolve that the following Rules be, and the same are hereby, adopted as the Standing Rules of the Assembly for the 2025–26 Regular Session. Resolved that these rules shall govern the operations of the Assembly. (Based on 12/02/2024 text)		
SB 69 McNerney	Introduced 01/14/2025	Referred to Com. on TRANS.	Tri-Valley-San Joaquin Valley Regional Rail Authority: City of Mountain House. Current law establishes the Tri-Valley-San Joaquin Valley Regional Rail Authority for purposes of planning, developing, delivering, and operating cost-effective and responsive rail connectivity, between the Bay Area Rapid Transit system and the Altamont Corridor Express commuter rail service, as provided. Current law establishes a governing board for the authority that comprises representatives from specified entities, including the Mountain House Community Services District. This bill would require a representative from the City of Mountain House to be on the governing board for the authority, instead of a representative from the Mountain House Community Services District. (Based on 01/14/2025 text)		

SB 220 Allen	Introduced 01/23/2025	Referred to Com. on RLS.	Los Angeles County Metropolitan Transportation Authority. The Los Angeles County Metropolitan Transportation Authority is governed by a 14-member board of directors which is the Mayor of the City of Los Angeles, 2 public members and one Los Angeles city council member appointed by the mayor, 4 members appointed from the other cities in the county, the 5 members of the board of supervisors, and a nonvoting member appointed by the Governor. If the number of members of the board of supervisors is increased, existing law requires the authority, within 60 days of the increase, to submit a plan to the Legislature for revising the composition of the authority. This bill would state the intent of the Legislature to enact subsequent legislation to update and modernize the membership of the board of directors of the Los Angeles County Metropolitan Transportation Authority. (Based on 01/23/2025 text)		
SB 326 Becker	Introduced 02/11/2025	Set for hearing March 25.	Wildfire safety: The California Wildfire Mitigation Strategic Planning Act. Current law establishes the Office of the State Fire Marshal in the Department of Forestry and Fire Protection and establishes the Deputy Director of Community Wildfire Preparedness and Mitigation within the office. Current law makes the deputy director responsible for fire preparedness and mitigation missions of the department, as provided. This bill would require the deputy director, on or before January 1, 2027, and every 3 years thereafter, to prepare a Wildfire Risk Mitigation Planning Framework sufficient to quantitatively evaluate wildfire risk mitigation actions, as provided. The bill would require the framework to allow for geospatial evaluation and comparison of wildfire risk mitigation actions, as defined, sufficient to direct coordinated mitigation efforts and long-term collaborative mitigation planning. The bill would require the deputy director to, each year the framework is completed, submit a copy of the framework to the Legislature, the Office of Energy Infrastructure Safety, and the Public Utilities Commission for review and consideration. (Based on 02/11/2025 text)		

Plan Bay Area 2050 Implementation					
AB 289 Haney	Introduced 01/22/2025	Referred to Coms. on TRANS. and P. & C.P.	State highway work zone speed safety program. Current law authorizes, until January 1, 2032, the City of Malibu to establish a speed safety system pilot program for speed enforcement on the Pacific Coast Highway if the system meets specified requirements. Current law requires the city to administer a public information campaign at least 30 days before implementation of the program, including information relating to when the systems would begin detecting violations. Current law requires the city to issue warning notices rather than notices of violations for violations detected within the first 60 calendar days of the program. Current law also requires the city to develop guidelines for, among other things, the processing and storage of confidential information. Current law requires photographic or administrative records made by a system to be confidential, except as specified, and would only authorize public agencies to use and allow access to these records for specified purposes. This bill would authorize, until January 1, 2032, the Department of Transportation to establish a similar program for speed enforcement that utilizes up to 125 speed safety systems on state highway construction or maintenance areas, as specified. The bill would require the department to adopt written guidelines for the use of speed safety systems before entering into an agreement regarding a speed safety system, purchasing or leasing equipment for a program, or implementing a program, and would require the department, in developing the guidelines, to consult with the Department of the California Highway Patrol and other relevant stakeholder organizations. (Based on 01/22/2025 text)		
AB 954 Bennett	Introduced 02/20/2025	Referred to Com. on TRANS.	State transportation improvement program: bicycle highway pilot program. Would require the Department of Transportation to prepare a proposal for the development, including the selection, of sites for a pilot program establishing branded networks of bicycle highways that are numbered and signed within 2 of California's major metropolitan areas. The bill would require the department, on or before January 1, 2030, to include the proposal in the draft ITIP and would require the department to perform all other actions necessary for the pilot program to be programmed in the STIP, as specified. The bill would require the department, on or before July 1, 2031, to report to the relevant policy committees of the Legislature on the status of the pilot program and recommendations for the development of additional networks of bicycle highways. (Based on 02/20/2025 text)		

AB 1014 Rogers	Introduced 02/20/2025	Referred to Com. on TRANS.	Traffic safety: speed limits. Current law establishes various default speed limits for vehicles upon highways, as specified. Current law requires the Department of Transportation, by regulation, to require speed limits to be rounded up or down to the nearest 5 miles per hour of the 85th percentile of free-flowing traffic. Current law authorizes a local authority to additionally lower the speed limit in specified circumstances, or retain the currently adopted speed limit in certain circumstances. This bill would authorize the department to additionally lower or retain the speed limit. (Based on 02/20/2025 text)		
AB 1132 Schiavo	Introduced 02/20/2025	From printer. May be heard in committee March 23.	Department of Transportation: climate change vulnerability assessment: community resilience assessment. Existing law establishes the Department of Transportation to, among other things, plan, design, construct, operate, and maintain the state highway system, as provided. Pursuant to that authority, the department developed 12 district-based Climate Change Vulnerability Assessment reports designed to provide the department with a comprehensive database to help in evaluating, mitigating, and adapting to the effects of increasing extreme weather events on the state transportation system. This bill would require the department, on or before January 1, 2027, to identify key community resilience indicators for measuring the impacts of climate-induced transportation disruptions. The bill would also require the department, on or before January 1, 2028, to include in the Climate Change Vulnerability Assessment reports an evaluation of the broader social and economic impacts on communities connected to the evaluated infrastructure risks, as specified. (Based on 02/20/2025 text)		

SB 227 Grayson	Introduced 01/28/2025	Referred to Coms. on B. P. & E.D. and L. GOV.	Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa. Current law, until January 1, 2028, authorizes the establishment of a Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa for the purpose of building upon the comparative advantage provided by the regional concentration of highly skilled energy industry workers by prioritizing access to tax incentives, grants, and loan programs, among other incentives. Current law authorizes the Green Empowerment Zone to be composed of 9 specified cities and the County of Contra Costa, upon adoption of a resolution by the city or county, and provides for the Green Empowerment Zone to be governed by a board of directors comprised of representatives from 7 stakeholder groups, as specified. Existing law requires the board to appoint a steering committee to develop metrics to gauge the progress of the Green Empowerment Zone and requires the board to annually post information on those metrics on its internet website, as specified. This bill would extend the authorization for the Green Empowerment Zone to January 1, 2040, and would authorize the expansion the Green Empowerment Zone to include 4 additional cities, including the Cities of El Cerrito, Pinole, Richmond, and San Pablo, upon adoption of a resolution by each city. (Based on 01/28/2025 text)		
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SB 445 Wiener	Introduced 02/18/2025	Referred to Coms. on TRANS. and L. GOV.	Sustainable Transportation Project Permits and Cooperative Agreements. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA, until January 1, 2030, exempts from its requirements certain transportation-related projects if specified requirements are met. CEQA includes within these exempt transportation-related projects a public project for the institution or increase of bus rapid transit, bus, or light rail service, which will be exclusively used by low-emission or zero-emission vehicles, on existing public rights-of-way or existing highway rights-of-way. This bill would require a lead agency to provide a written notice with specified information to a third-party entity, defined by the bill to mean a local agency, electrical corporation, or private telecommunications provider, regarding its need to use, relocate, alter, change, or otherwise improve facilities, publicly owned and managed utilities, public spaces, or other publicly or privately owned facilities under the third-party entity’s jurisdiction or ownership for the implementation of a sustainable transportation project. This bill would define “sustainable transportation project” to mean a project where the lead agency is a state agency, operator, or local agency that proposes the construction or modification of facilities meeting at least one of several specified criteria, including that it is exempt from CEQA pursuant to the above-described provisions. (Based on 02/18/2025 text)		
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Regional Planning: SCS Updates					
AB 902 Schultz	Introduced 02/19/2025	From printer. May be heard in committee March 22.	Transportation planning and programming: barriers to wildlife movement. Current law requires certain transportation planning agencies to prepare and adopt regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Current law requires that each regional transportation plan include a sustainable communities strategy prepared by each metropolitan planning organization in order to, among other things, achieve certain regional targets established by the State Air Resources Board for the reduction of greenhouse gas emissions from automobiles and light trucks in the region for 2020 and 2035, respectively. This bill would require the regional transportation plan or sustainable communities strategy, upon the adoption or next revision on or after January 1, 2028, to, among other things, identify and analyze connectivity areas, permeability, and natural landscape areas that are partially or fully within the region of the metropolitan planning organization or transportation planning agency, and consider the impacts of development and the barriers caused by transportation infrastructure and development to wildlife and habitat connectivity. The bill would also require metropolitan planning organizations and regional transportation agencies, in implementing those requirements, to, among other things, incorporate appropriate standards, policies, and feasible implementation programs, consult with certain entities, and consider relevant best available science as appropriate. (Based on 02/19/2025 text)	Providing technical assistance	

AB 1275 Elhawary	Introduced 02/21/2025	Read first time.	Regional housing needs: regional transportation plan. Current law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region’s existing and projected housing need, and requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city and county, as provided. Current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Current law requires that each regional transportation plan include a sustainable communities strategy developed to achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 established by the State Air Resources Board. This bill would state the intent of the Legislature to enact subsequent legislation to harmonize the regional housing needs allocation process with the regional transportation plan and sustainable community strategy processes to ensure the needs of both existing populations and projected populations are met, and to ensure local governments have plans for sufficient housing in climate-friendly locations near transit, jobs, and services. (Based on 02/21/2025 text)		
SB 486 Cabaldon	Introduced 02/19/2025	Referred to Coms. on HOUSING and E.Q.	Regional housing: public postsecondary education: changes in enrollment levels: California Environmental Quality Act. Current law requires certain transportation planning agencies to prepare and adopt regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Current law requires each regional transportation plan to include a sustainable communities strategy prepared by each metropolitan planning organization in order to, among other things, identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation, and employment growth. This bill would require the sustainable communities strategy, in identifying areas within the region sufficient to house all the population of the region, to also take into account changes in enrollment levels at institutions of public higher education, as defined, excluding changes in enrollment levels of nonresident students.		

Transit Transformation & Transit Improvements

AB 394 Wilson	Introduced 02/03/2025	In committee: Set, first hearing. Hearing canceled at the request of author.	Crimes: public transportation providers. Current law defines a battery as any willful and unlawful use of force or violence upon the person of another. Current law provides that when a battery is committed against the person of an operator, driver, or passenger on a bus, taxicab, streetcar, cable car, trackless trolley, or other motor vehicle, as specified, and the person who commits the offense knows or reasonably should know that the victim is engaged in the performance of their duties, the penalty is imprisonment in a county jail not exceeding one year, a fine not exceeding \$10,000, or both the fine and imprisonment. Current law also provides that if the victim is injured, the offense would be punished by a fine not exceeding \$10,000, by imprisonment in a county jail not exceeding one year or in the state prison for 16 months, 2, or 3 years, or by both that fine and imprisonment. This bill would expand this crime to apply to an employee or contractor of a public transportation provider. The bill would authorize the court, following a conviction, to impose a prohibition order barring reentry to public transit property, as specified. (Based on 02/03/2025 text)		
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Transportation & Housing Funding: Cap and Trade

AB 267 Macedo	Introduced 01/17/2025	Referred to Coms. on TRANS. and NAT. RES.	Greenhouse Gas Reduction Fund: high-speed rail: water infrastructure and wildfire prevention. Would suspend the appropriation to the High-Speed Rail Authority for the 2026–27 and 2027–28 fiscal years and would instead require those amounts from moneys collected by the State Air Resources Board to be transferred to the General Fund. The bill would specify that the transferred amounts shall be available, upon appropriation by the Legislature, to augment funding for water infrastructure and wildfire prevention. (Based on 01/17/2025 text)		
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AB 273 Sanchez	Introduced 01/21/2025	Referred to Coms. on TRANS. and NAT. RES.	Greenhouse Gas Reduction Fund: high-speed rail: infrastructure improvements. The California Global Warming Solutions Act of 2006 authorizes the State Air Resources Board to include in its regulation of greenhouse gas emissions the use of market-based compliance mechanisms. Current law requires all moneys, except for fines and penalties, collected by the state board from the auction or sale of allowances as part of a market-based compliance mechanism to be deposited in the Greenhouse Gas Reduction Fund. Current law continuously appropriates 25% of the annual proceeds of the fund to the High-Speed Rail Authority for certain purposes. This bill would eliminate the continuous appropriation of 25% of the annual proceeds of the Greenhouse Gas Reduction Fund to the High-Speed Rail Authority on June 30, 2026. The bill, beginning with the 2026–27 fiscal year, would instead require 25% of the annual proceeds of the Greenhouse Gas Reduction Fund to be transferred to the General Fund and for those moneys, upon appropriation, to be used to augment funding provided to local governments to improve infrastructure. (Based on 01/21/2025 text)		
AB 1207 Irwin	Introduced 02/21/2025	Read first time.	Climate change: market-based compliance mechanism. The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases and requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030. The act, until January 1, 2031, authorizes the state board to adopt a regulation establishing a system of market-based declining aggregate emissions limits for sources or categories of sources that emit greenhouse gases (market-based compliance mechanism) that meets certain requirements. Pursuant to this authority, the state board adopted the California Greenhouse Gas Cap-and-Trade Program. This bill would state the intent of the Legislature to enact subsequent legislation to reauthorize the California Greenhouse Gas Cap-and-Trade Program. (Based on 02/21/2025 text)		
SB 840 Limón	Introduced 02/21/2025	From printer. May be acted upon on or after March 24. Read first time.	Greenhouse gases: market-based compliance mechanism. Existing law authorizes the State Air Resources Board to establish a system of market-based declining annual aggregate emissions limits for sources or categories of sources that emit greenhouse gases that is applicable from January 1, 2021, to December 31, 2030, inclusive, and that meets certain requirements (market-based compliance mechanism). This bill would state the intent of the Legislature to enact subsequent legislation to reform, and extend the operation of, the market-based compliance mechanism. (Based on 02/21/2025 text)		

Transportation Funding					
AB 939 Schultz	Introduced 02/19/2025	Referred to Com. on TRANS.	The Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026. Would enact the Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$20,000,000,000 pursuant to the State General Obligation Bond Law to finance transit and passenger rail improvements, local streets and roads and active transportation projects, zero-emission vehicle investments, transportation freight infrastructure improvements, and grade separations and other critical safety improvements. The bill would provide for the submission of the bond act to the voters at the November 3, 2026, statewide general election. (Based on 02/19/2025 text)		
AB 1237 McKinnor	Introduced 02/21/2025	Read first time.	County of Los Angeles: sporting events: ticket charge: public transit. Would authorize Los Angeles County Metropolitan Transportation Authority (LA Metro) to impose a charge of up to \$5 on the purchaser of a ticket from a ticket vendor to a sporting event in the County of Los Angeles for the 2026 FIFA World Cup or the 2028 Olympic and Paralympic Games, as specified. The bill would require LA Metro to use any revenues collected from that charge to support its transit operations. The bill would require LA Metro, if it imposes this charge, to allow any person to use its transit services at no charge on the day of a sporting event in the County of Los Angeles for the 2026 FIFA World Cup or the 2028 Olympic and Paralympic Games if the person presents a ticket to that sporting event at the location where LA Metro collects fares for transit services. (Based on 02/21/2025 text)		
AB 1421 Wilson	Introduced 02/21/2025	Read first time.	Vehicles: Road Usage Charge Technical Advisory Committee. Current law requires the Chair of the California Transportation Commission to create a Road Usage Charge Technical Advisory Committee in consultation with the Secretary of Transportation to guide the development and evaluation of a pilot program assessing the potential for mileage-based revenue collection as an alternative to the gas tax system. Current law additionally requires the Transportation Agency, in consultation with the commission, to implement the pilot program, as specified. Current law repeals these provisions on January 1, 2027. This bill would extend the operation of the above-described provisions until January 1, 2035. (Based on 02/21/2025 text)		

<u>SB 30</u> <u>Cortese</u>	Amended 02/11/2025	Re-referred to Coms. on TRANS. and E.Q.	Diesel-powered on-track equipment: decommissioning; resale and transfer restrictions. Current law provides various provisions applicable to all public transit and transit districts and includes specific requirements applicable to public entities that operate commuter rail or rail transit systems. This bill would prohibit a public entity that owns diesel-powered on-track equipment from selling, donating, or otherwise transferring that equipment for continued use after the public entity decommissions the equipment. (Based on 02/11/2025 text)		
<u>SB 63</u> <u>Wiener</u>	Introduced 01/09/2025	Referred to Com. on RLS.	San Francisco Bay area: local revenue measure: transportation funding. Would state the intent of the Legislature to enact legislation authorizing a revenue measure to invest in transportation in the San Francisco Bay area. (Based on 01/09/2025 text)	Providing technical assistance	None
<u>SB 86</u> <u>McNerney</u>	Introduced 01/21/2025	Referred to Com. on REV. & TAX.	California Alternative Energy and Advanced Transportation Financing Authority Act: sales and use tax exclusion. The California Alternative Energy and Advanced Transportation Financing Authority Act establishes the California Alternative Energy and Advanced Transportation Financing Authority. The act authorizes, until January 1, 2026, the authority to provide financial assistance to a participating party by authorizing exclusions from sales and use tax for certain projects, including those that promote California-based manufacturing, California-based jobs, advanced manufacturing, reduction of greenhouse gases, or reduction in air and water pollution or energy consumption. The act prohibits the sales and use tax exclusions from cumulatively exceeding \$100,000,000 for each calendar year, except as provided. The Sales and Use Tax Law, for the purposes of the taxes imposed pursuant to that law, until January 1, 2026, excludes the lease or transfer of title of tangible personal property constituting one of those projects to any contractor for use in the performance of a construction contract for a participating party that will use that property as an integral part of the approved project. This bill would extend indefinitely the authorization to provide financial assistance in the form of a sales and use tax exclusion for projects approved by the authority. The bill would increase the maximum cumulative amount of the sales and use tax exclusions authorized under these provisions to \$300,000,000 per calendar year. The bill would add electrical generation facilities using nuclear fusion technology to the types of projects qualifying for this sales and use tax exclusion. (Based on 01/21/2025 text)		

SB 545 Cortese	Introduced 02/20/2025	Referred to Coms. on TRANS. and L. GOV.	High-speed rail: economic opportunities. Would require the Office of Land Use and Climate Innovation, on or before July 1, 2026, to commission a study on economic opportunities along the high-speed rail alignment, as provided. The bill would require an infrastructure district established in support of the high-speed rail project to include local improvements among the eligible projects to be funded by district revenues. The bill would require any revenues collected beyond the establishment of an infrastructure district to be committed to the ongoing maintenance and operation of the high-speed rail system. (Based on 02/20/2025 text)		
SB 752 Richardson	Introduced 02/21/2025	From printer. May be acted upon on or after March 24. Read first time.	Sales and use taxes: exemptions: California Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project: transit buses. Existing state sales and use tax laws impose a tax on retailers measured by the gross receipts from the sale of tangible personal property sold at retail in this state or on the storage, use, or other consumption in this state of tangible personal property purchased from a retailer for storage, use, or other consumption in this state. The Sales and Use Tax Law provides various exemptions from those taxes, including, until January 1, 2026, an exemption from those taxes with respect to the sale in this state of, and the storage, use, or other consumption in this state of, specified zero-emission technology transit buses sold to specified public agencies that are eligible for specified incentives from the State Air Resources Board. This bill would extend the exemption for specified zero-emission technology transit buses until January 1, 2028. This bill contains other related provisions. (Based on 02/21/2025 text)		

Transportation Project Delivery					
AB 35 Alvarez	Introduced 12/02/2024	Referred to Coms. on NAT. RES. and JUD.	California Environmental Quality Act: clean hydrogen transportation projects. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would provide for limited CEQA review of an application for a discretionary permit or authorization for a clean hydrogen transportation project, as defined, by requiring the application to be reviewed through a clean hydrogen environmental assessment, unless otherwise requested by the applicant, as prescribed. The bill would, except as provided, require the lead agency to determine whether to approve the clean hydrogen environmental assessment and issue a discretionary permit or authorization for the project no later than 270 days after the application for the project is deemed complete. (Based on 12/02/2024 text)		
AB 52 Aguiar-Curry	Amended 03/10/2025	Re-referred to Com. on NAT. RES.	Native American resources. Current law finds and declares it to be the public policy and in the public interest of California to encourage the voluntary conveyance of conservation easements to qualified nonprofit organizations. Current law defines the term “conservation easement” for these purposes, and authorizes certain entities and organizations to acquire and hold conservation easements, including a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission, to protect a California Native American prehistoric, archaeological, cultural, spiritual, or ceremonial place, if the conservation easement is voluntarily conveyed. This bill would instead authorize a California Native American tribe that is on the above-described contact list, to protect a California Native American prehistoric, archaeological, cultural, spiritual, or ceremonial place, to acquire and hold conservation easements, if the conservation easement is voluntarily conveyed or otherwise conveyed pursuant to the California Environmental Quality Act. (Based on 03/10/2025 text)		

<u>AB 314</u> <u>Arambula</u>	Introduced 01/23/2025	Referred to Com. on NAT. RES.	California Environmental Quality Act: major transit stop. The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements residential projects on infill sites and transit priority projects that meet certain requirements, including a requirement that the projects are located within 1/2 mile of a major transit stop. CEQA defines “major transit stop” to include, among other locations, the intersection of 2 or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. This bill would additionally define “major transit stop” to include a planned or existing high-speed rail station. Because the bill would require a lead agency to make an additional determination as to whether a location is a major transit stop for purposes of determining whether residential or mixed-use residential projects are exempt from CEQA, this bill would impose a state-mandated local program. (Based on 01/23/2025 text)		
<u>AB 697</u> <u>Wilson</u>	Introduced 02/14/2025	From printer. May be heard in committee March 17.	Protected species: authorized take: State Route 37 improvements. Would permit the Department of Fish and Wildlife to authorize, under the California Endangered Species Act, the incidental take of specified fully protected species resulting from impacts attributable to certain improvements on the State Route 37 corridor, if certain conditions are met, including, among others, the conditions required for the issuance of an incidental take permit. (Based on 02/14/2025 text)	Support	
<u>AB 891</u> <u>Zbur</u>	Introduced 02/19/2025	Referred to Com. on TRANS.	Transportation: Quick-Build Project Pilot Program. Would establish the Quick-Build Project Pilot Program within the Department of Transportation’s maintenance program to expedite development and implementation of low-cost projects on the state highway system, as specified. The bill would require the department, on or before December 31, 2027, to develop and publish guidance for the deployment of district quick-build projects. The bill would require the department, on or before December 31, 2028, to identify and commit to funding a minimum of 6 quick-build projects statewide. (Based on 02/19/2025 text)		

SB 10 Padilla	Amended 02/13/2025	Set for hearing March 25.	Otay Mesa East Toll Facility Act: toll revenues. The Otay Mesa East Toll Facility Act authorizes the San Diego Association of Governments (SANDAG) to carry out a construction project for the State Highway Route 11 corridor, including, among other things, highway improvements and international border crossing facilities, to be operated as a toll facility. Current law authorizes SANDAG to fix and revise from time to time and charge and collect tolls and other charges for entrance to or the use of the corridor, as provided. Current law authorizes toll revenues to be used for specified costs, including, among other things, payments of a cooperative tolling agreement with the federal government of Mexico. This bill would authorize those toll revenues to additionally be used to assist in the maintenance of the South Bay International Boundary and Water Commission sewage treatment facility pursuant to an agreement with the federal government. (Based on 02/13/2025 text)		
SB 71 Wiener	Introduced 01/14/2025	Set for hearing March 19.	California Environmental Quality Act: exemptions: transit projects. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA, until January 1, 2030, exempts from its requirements active transportation plans, pedestrian plans, or bicycle transportation plans for the restriping of streets and highways, bicycle parking and storage, signal timing to improve street and highway intersection operations, and the related signage for bicycles, pedestrians, and vehicles. This bill would extend the operation of the above-mentioned exemption indefinitely. The bill would also exempt a transit comprehensive operational analysis, as defined, a transit route readjustment, or other transit agency route addition, elimination, or modification, from the requirements of CEQA. (Based on 01/14/2025 text)	Providing technical assistance	

SB 272 Becker	Introduced 02/04/2025	Set for hearing March 25.	San Mateo County Transit District: job order contracting: pilot program. The Local Agency Public Construction Act sets forth procedures that a local agency is required to follow when procuring certain services or work. The act also sets forth specific public contracting requirements for certain transit districts, including the San Mateo County Transit District for construction work contracts. The act authorizes certain local agencies, including school districts and community college districts, to engage in job order contracting, as prescribed. This bill would establish a pilot program to authorize the San Mateo County Transit District to use job order contracting as a procurement method. The bill would impose a \$5,000,000 cap on awards under a single job order contract and a \$1,000,000 cap on any single job order. The bill would limit the term of an initial contract to a maximum of 12 months, with extensions as prescribed. The bill would establish various procedures and requirements for the use of job order contracting under the pilot program. (Based on 02/04/2025 text)		
Transportation System Effectiveness					
AB 33 Aguilar-Curry	Amended 03/04/2025	Re-referred to Com. on TRANS.	Autonomous vehicles. Current law authorizes the operation of an autonomous vehicle on public roads for testing purposes by a driver who possesses the proper class of license for the type of vehicle operated if specified requirements are satisfied. Current law prohibits the operation of an autonomous vehicle on public roads until the manufacturer submits an application to the Department of Motor Vehicles, as specified, and that application is approved. Current law makes it a crime to violate, or fail to comply with, any provision of the Vehicle Code or any local ordinance adopted pursuant to this code. This bill would prohibit the delivery of commercial goods, as defined, directly to a residence or to a business for its use or retail sale through the operation of autonomous vehicles without a human operator on any highway within the State of California. The bill would exclude the transportation of prepared meals and food intended for immediate consumption from restaurants or food establishments directly to consumers from this prohibition. (Based on 03/04/2025 text)		

AB 44 Schultz	Introduced 12/02/2024	From printer. May be heard in committee January 2.	Energy: electrical demand forecasts. Current law requires the State Energy Resources Conservation and Development Commission, at least every 2 years, to conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices. Current law authorizes the commission to require the submission of demand forecasts from electrical utilities, among other entities, to perform its assessments and forecasts. This bill would state the intent of the Legislature to enact subsequent legislation that would require the commission to develop a set of technical guidance and load modification protocols to enable the state to reduce or modify its electrical demand forecast to improve grid reliability, as provided. (Based on 12/02/2024 text)		
AB 334 Petrie-Norris	Introduced 01/28/2025	Referred to Coms. on TRANS. and P. & C.P.	Operators of toll facilities: interoperability programs: vehicle information. Current law requires the Department of Transportation, in cooperation with the Golden Gate Bridge, Highway and Transportation District and all known entities planning to implement a toll facility, to develop and adopt functional specifications and standards for an automatic vehicle identification system in compliance with specified objectives, and generally requires any automatic vehicle identification system purchased or installed after January 1, 1991, to comply with those specifications and standards. Current law authorizes operators of toll facilities on federal-aid highways engaged in an interoperability program to provide only specified information regarding a vehicle's use of the toll facility. This bill would instead authorize operators of toll facilities on federal-aid highways engaged in an interstate interoperability program to provide only the information regarding a vehicle's use of the toll facility that is intended to implement interstate interoperability. (Based on 01/28/2025 text)	Providing technical assistance	
AB 612 Rogers	Introduced 02/13/2025	Referred to Com. on TRANS.	Transportation: Highway Design Manual: emergency response times. Would require the Department of Transportation, on or before January 1, 2026, to update the Highway Design Manual to direct local governments to consult with local fire departments when making road improvements to ensure the improvements do not negatively impact emergency response times. (Based on 02/13/2025 text)		

AB 1114 Ávila Fariás	Introduced 02/20/2025	Referred to Com. on TRANS.	Emergency vehicles: fee and toll exemptions. Current provides for the exemption of authorized emergency vehicles from the payment of a toll or charge on a vehicular crossing, toll highway, or high-occupancy toll (HOT) lane and any related fines, when the authorized emergency vehicle is being driven under specified conditions, including, among others, the vehicle is displaying an exempt license plate and a public agency identification, such as “Police.” This bill would extend the exemption from fees imposed under the Vehicle Code to a vehicle owned by a public or private entity used as an authorized emergency vehicle, as defined. The bill would include in the exemption of an authorized emergency vehicle exempt from the payment of a toll or charge a vehicle displaying an exempt license plate and emergency identification, including, but not limited to, “Ambulance.” (Based on 02/20/2025 text)		
SB 274 Cervantes	Introduced 02/04/2025	Referred to Com. on RLS.	Automated license plate recognition systems. Current law prohibits the state, a city, a county, a city and county, or any agency or political subdivision of the state, a city, a county, or a city and county, including, but not limited to, a law enforcement agency, from selling, sharing, or transferring automated license plate recognition (ALPR) information, except to another public agency, and only as otherwise permitted by law. This bill would state the intent of the Legislature to enact legislation that, among other things, imposes privacy protection requirements on cities, counties, and entities that use ALPR data. (Based on 02/04/2025 text)		

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee

2025 Legislative Calendar*

January

- 1: Statutes take effect
- 6: **Legislature reconvenes**
- 10: Budget must be submitted by Governor
- 20: Martin Luther King, Jr. Day observed
- 24: Last day for **bill requests** to the Office of Legislative Counsel.

February

- 17: Presidents' Day observed
- 21: Last day for bills to be **introduced**

March

- 31: Cesar Chavez Day observed.

April

- 10: **Spring Recess** begins upon adjournment
- 21: Legislature reconvenes from **Spring Recess**

May

- 2: Last day for **policy committees** to hear and report to **fiscal committees** **fiscal bills** introduced in their house
- 9: Last day for **policy committees** to hear and report to the Floor **nonfiscal** bills introduced in their house
- 16: Last day for **policy committees** to meet prior to June 9
- 23: Last day for **fiscal committees** to hear and report to the **Floor** bills introduced in their house. Last day for **fiscal committees** to meet prior to June 9.
- 26: Memorial Day observed

June

- 2-6: **Floor session only**. No committees may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.
- 6: Last day for each house to pass bills introduced in that house
- 9: Committee meetings may resume
- 15: **Budget Bill** must be passed by **midnight**

July

- 4: Independence Day observed
- 18: Last day for **policy committees** to hear and report bills. **Summer Recess** begins upon adjournment, provided Budget Bill has been passed.

August

- 18: Legislature reconvenes from **Summer Recess**
- 29: Last day for **fiscal committees** to hear and report bills to the Floor

September

- 1: Labor Day observed
- 2-12: **Floor session only**. No committees may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.
- 5: Last day to **amend** bills on the Floor
- 12: Last day for each house to pass bills. **Interim (Sturdy) Recess** begins upon adjournment

October

- 12: Last day for Governor to sign or veto bills passed by the Legislature before Sept. 12 and in the Governor's possession on or after Sept. 12

2026

- January 1: Statutes take effect
- January 5: Legislature reconvenes

Source: compiled by the Office of the Assembly Chief Clerk (<https://clerk.assembly.ca.gov/>) and the Office of the Secretary of The Senate (<https://www.senate.ca.gov/legdeadlines>).

*Dates are subject to change.

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee
California Local & Regional Government Association Bill Position Resources**

League of California Cities (“the League”)

<https://www.calcities.org/advocacy/bill-search>

California State Association of Counties (CSAC)

<https://www.counties.org/legislative-tracking>

California Association of Councils of Government (CALCOG)

<https://calcog.org/bill-tracker/>

CALCOG’s Bill Tracker is currently away as they are preparing for the 24/25 Legislative session.

Thank you for your patience.