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### LEAGE and YIMBY, Legislative Summary

Wednesday, May 20, 2026

#### LEAGUE

**AB 35** (Alvarez, D) **Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024: Administrative Procedure Act: exemption: program guidelines and selection criteria.**

**Current Text:** 01/14/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 12/02/2024

**Last Amended:** 01/14/2026

**Status:** 05/06/2026 - Referred to Com. on N.R. & W.

**Location:** 05/06/2026 - Senate Natural Resources and Water

**Summary:** The Administrative Procedure Act outlines how state agencies should adopt and implement regulations. The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, passed as Proposition 4, approved issuing \$10 billion in bonds for various environmental and agricultural projects. Typically, regulations required for such programs can be adopted as emergency regulations, needing to be filed with the Office of Administrative Law. However, this bill exempts the adoption of regulations for these programs from the Administrative Procedure Act. Instead, state entities receiving funding must develop draft project guidelines and submit them to the Secretary of the Natural Resources Agency, who will post them online. The bill permits the use of existing guidelines and criteria and is set to take effect immediately as an urgency statute.

**Position:** Support

**AB 262** (Caloza, D) **California Individual Assistance Act.**

**Current Text:** 05/23/2025 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/16/2025

**Last Amended:** 05/23/2025

**Status:** 04/27/2026 - Withdrawn from committee. Re-referred to Com. on RLS.

**Location:** 04/27/2026 - Senate Rules

**Summary:** The California Disaster Assistance Act mandates the Director of Emergency Services to provide financial support to local agencies for costs incurred during disaster response activities following a state emergency declared by the Governor. Funding for this is drawn from the Disaster Assistance Fund and the Earthquake Emergency Investigations Account. A new bill proposes the California Individual Assistance Act, which aims to establish a grant program to financially assist local agencies, community organizations, and individuals for disaster-related costs, contingent upon legislative approval. The director must prioritize those not qualifying for federal aid due to insufficient damage levels. Regulations will be implemented for program administration. The bill is set to take effect immediately as an urgency statute.

**Position:** Watch

**AB 650** (Papan, D) **Planning and zoning: housing element: regional housing needs allocation.**

**Current Text:** 10/13/2025 - Vetoed [HTML](#) [PDF](#)

**Introduced:** 02/13/2025

**Last Amended:** 09/05/2025

**Status:** 01/22/2026 - Consideration of Governor's veto stricken from file.

**Location:** 10/13/2025 - Assembly VETOED

**Summary:** The text outlines legislative changes to the Planning and Zoning Law related to housing development. It mandates that cities and counties adopt a comprehensive plan, including a housing element, to promote fair

housing. The Department of Housing and Community Development must develop a standardized reporting format by December 31, 2026. The timeline for assessing housing needs prior to plan revisions is extended from two to three years, and new consultation timelines with councils of governments are introduced.

Subregional entities, comprising multiple cities or counties, have increased time—from 28 to 34 months before housing plan revisions—to coordinate housing needs, while councils have additional time to allocate housing needs within subregions. The timeline for developing and distributing a housing needs methodology and draft allocation plan is also extended for specific housing element cycles.

Furthermore, any draft housing elements or amendments not in compliance must be reviewed by the Department, which will identify deficiencies and suggest required content adjustments. Changes also integrate with other legislative proposals (SB 340, AB 610, SB 486, AB 1275, AB 507) if they are enacted, affecting sections of the Government Code. No reimbursement to local agencies for these additional duties is required under the bill, aligning with California's constitutional framework.

**Position:** Watch

**AB 1407** **(Wallis, R) Planning and Zoning Law: housing elements: rezoning.**

**Current Text:** 03/28/2025 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/21/2025

**Last Amended:** 03/28/2025

**Status:** 02/02/2026 - From committee: Filed with the Chief Clerk pursuant to Joint Rule 56.

**Location:** 01/23/2026 - Assembly DEAD

**Summary:** Under existing law, cities and counties must create a general plan, including a housing element that identifies adequate housing sites, assesses housing needs, and inventories resources and constraints. If these sites are insufficient for different income levels, rezoning is required. If a local government fails to adopt a compliant housing element within 120 days of the deadline, current law mandates rezoning within one year of this deadline. This bill proposes extending that rezoning deadline to one year and six months.

**Position:** Watch

**AB 1421** **(Wilson, D) Vehicles: Road Usage Charge Technical Advisory Committee.**

**Current Text:** 01/05/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/21/2025

**Last Amended:** 01/05/2026

**Status:** 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 49. Noes 21.) In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 01/29/2026 - Senate Rules

**Summary:** Existing law mandates the Chair of the California Transportation Commission to set up a Road Usage Charge Technical Advisory Committee with the Secretary of Transportation. This committee is tasked with guiding a pilot program that explores replacing the gas tax system with mileage-based revenue collection. The Transportation Agency, in consultation with the commission, must implement this pilot, which is set to be repealed on January 1, 2027. This bill requires that the commission, alongside the Transportation Agency, compiles research and provides recommendations on implementing a road user charge or mileage-based fee system. The commission must submit a report detailing this research and recommendations to relevant legislative committees by January 1, 2027, after consulting with state agencies and other stakeholders.

**Position:** Support

**AB 1439** **(Garcia, D) Public retirement systems: development projects: labor standards.**

**Current Text:** 01/22/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/21/2025

**Last Amended:** 01/22/2026

**Status:** 05/06/2026 - Referred to Com. on L., P.E. & R.

**Location:** 05/06/2026 - Senate Labor, Public Employment and Retirement

**Summary:** The California Constitution grants public employee retirement boards full authority and fiduciary responsibility over investment decisions and fund management. While these boards generally maintain this control, the Legislature can prohibit certain investments if it benefits the public interest and aligns with fiduciary care standards. Currently, laws prevent the Public Employees' Retirement System (PERS) and the State Teachers' Retirement System (STRS) from investing in specific areas, such as thermal coal companies, unless such investments are deemed consistent with fiduciary duties. This bill mandates that PERS and STRS partner with University of California Labor Centers to study the effects of banning investments in California projects that lack worker labor standards. The study's findings are to be reported to the Legislature and the Department of

Finance by January 1, 2028. The retirement boards are not obligated to act on the provision unless it aligns with their fiduciary responsibilities.

**Position:** Oppose

**AB 1559** **(Calderon, D) Residential property insurance images.**

**Current Text:** 04/13/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/08/2026

**Last Amended:** 04/13/2026

**Status:** 05/14/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 77. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/14/2026 - Senate Rules

**Summary:** The bill changes how residential property insurance policies are handled by admitted insurers. It requires insurers to tell policyholders that they may obtain aerial images of the insured property, but only for evaluating a claim, if no claim is submitted or pending. It also gives policyholders the right to request those aerial images, and the insurer must include instructions on how to make that request. The bill limits when insurers can use aerial images to decide to terminate coverage, generally prohibiting termination based on images taken more than 180 days before the insurer notifies the policyholder, with some exceptions. If an insurer does rely on aerial images to terminate, it must provide the image to the policyholder, notify them of the termination decision, and allow them to dispute the image's accuracy and verify that any needed remediation has occurred before the termination becomes effective. These rules start on July 1, 2027.

**Position:** Support

**AB 1564** **(Ahrens, D) Employer-employee relations: confidential communications.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/12/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #409 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would prohibit public employers from questioning or compelling disclosure of confidential communications between public employees and their employee representatives, with limited exceptions.

It would add these protections to existing public-sector labor law, which already bars employers from interfering with employee rights and from denying employee organizations rights guaranteed by law. The bill would cover communications made in confidence in connection with representation on matters within the scope of the organization's authority, but it would not apply to criminal investigations or certain investigations involving public safety officers.

**Position:** Oppose

**AB 1567** **(Ta, R) General plan: annual report: congregate and residential care for the elderly.**

**Current Text:** 03/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/12/2026

**Last Amended:** 03/16/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #79 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The Planning and Zoning law mandates that every planning agency must develop, and each county and city legislative body must adopt, a comprehensive long-term general plan that includes various specified elements, such as a housing element. This housing element must be updated according to a defined schedule. Once any part of the general plan is adopted, the law requires the planning agency to submit an annual report by April 1 to certain entities, detailing specific information. The Department of Housing and Community Development, in collaboration with councils of governments, determines the current and future housing needs of each region. Each council, or the department for areas without councils, must create a final regional housing need plan that allocates the housing need share to each city and county, aligning with specified objectives. This bill allows planning agencies, starting from the 7th revision of the housing element, to report the number of units approved for elderly congregate care or residential care facilities, counting up to 15% towards a jurisdiction's regional housing need allocation for any income category.

**Position:** Support

**AB 1569 (Davies, R) Pupil safety: electric bicycle: safety and training program.**

**Current Text:** 04/13/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/12/2026

**Last Amended:** 04/13/2026

**Status:** 05/14/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 77. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/14/2026 - Senate Rules

**Summary:** The bill requires the State Department of Education, consulting with the California Highway Patrol, to create a standardized electric bicycle safety and training program for students in grades 7–12 by March 1, 2028. It allows the departments to work with local law enforcement or local governments that already run e-bike training so the program uses proven best practices. The bill also encourages local school districts and parent organizations to offer training demonstrations for students and parents, in collaboration with local authorities.

**Position:** Support

**AB 1577 (Bauer-Kahan, D) Data centers: reporting.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/12/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #412 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** This bill would require owners and developers of data centers to submit specified energy and operational information to the State Energy Resources Conservation and Development Commission and local agencies, and would require public reporting of aggregated, anonymized data while limiting disclosure of identifiable information.

Specifically, the commission would establish a submission process and collect details such as data center location and size, power usage effectiveness, and fuel consumption for onsite generators or other fuel-based energy systems, then include assessments of data center electrical load trends beginning with the 2029 integrated energy policy report; it would also annually publish the submitted information online in anonymized and aggregated form. In addition, when seeking discretionary permits, entitlements, or land use authorizations, owners or developers would have to provide local agencies with expected annual energy consumption and expected sound levels, which local agencies could use for planning, infrastructure and energy supply assessments, and environmental review, while the bill would prohibit disclosure in a way that reveals identifiable customer or consumption information except as provided, and it would include related constitutional findings and specify that reimbursement is not required for certain costs.

**Position:** Support

**AB 1588 (Stefani, D) Vehicles: Sideshow Accountability and Community Safety Act.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/15/2026

**Last Amended:** 04/16/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #86 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Current California law already makes it illegal to participate in, help, or encourage a “motor vehicle exhibition of speed” on a highway or in an off-street parking facility, with penalties of up to 90 days in county jail and a fine up to \$500. Starting January 1, 2029, courts could also suspend a person’s driver privilege for 90 days to 6 months if the speed event happened as part of a “sideshow,” which is currently defined as two or more people blocking or impeding traffic to let spectators watch vehicle stunts, contests, speed demonstrations, or reckless driving. This bill would broaden the sideshow definition by explicitly including the use of any motor vehicle (such as motorcycles or off-highway vehicles) to barricade or obstruct traffic. It would also increase penalties for speed exhibitions tied to sideshow activities, including higher fines, a mandatory minimum jail term, and the possibility of the offense being treated as a misdemeanor or felony if the act proximately causes injury to someone. Because it increases punishment for an existing crime, it may create a state-mandated local program, but the bill states that no reimbursement is required under specified constitutional procedures.

**Position:** Support

**AB 1614 (Dixon, R) Vehicles: bicycles.**

**Current Text:** 01/21/2026 - Introduced [HTML](#) [PDF](#)

**Introduced:** 01/21/2026

**Status:** 05/12/2026 - In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/12/2026 - Senate Rules

**Summary:** The California Bicycle Transportation Act defines four types of bikeways to promote bicycle travel. Current law mandates that anyone riding a bicycle, including electric bicycles, on a highway must use a permanent seat unless the bike was designed otherwise. Passengers must also ride on a specified seat. Violating these rules results in an infraction. The bill would extend these seating requirements to Class I bikeways. By doing so, it introduces a state-mandated local program, but it specifies that no reimbursement to local agencies is needed, despite the California Constitution's general requirement for state reimbursement of certain local costs.

**Position:** Support

**AB 1621 (Wilson, D) Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.**

**Current Text:** 03/04/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/22/2026

**Last Amended:** 03/04/2026

**Status:** 05/06/2026 - Referred to Coms. on L. GOV. and HOUSING.

**Location:** 05/06/2026 - Senate Local Government

**Summary:** This bill proposes several amendments to the Planning and Zoning Law, particularly concerning the process of postentitlement phase permits for building projects. The bill mandates that local or state agencies can only request a maximum of two plan check and specification reviews for a building permit application. If an application is not compliant after these reviews, the agency can deny it. Applicants can request additional submissions if compliance is still lacking. If a building inspection is required, agencies cannot require changes that deviate from approved plans unless specified. The current tolling system for external review periods would be modified, requiring notification to applicants about tolling. The appeal process for incomplete or noncompliant postentitlement phase permits is revised. The bill shortens the decision timelines for appeals to 30 business days for small projects and 45 business days for larger projects. It removes previous appeal requirements to the agency director when no governing body exists and clarifies that applicants can seek court intervention if their appeal is denied, not processed in time, or if no appeal process is available. Under the Housing Accountability Act, the bill expands what constitutes a disapproval of a project to include agency non-compliance with permit timelines.

**Position:** Oppose

**AB 1662 (Wilson, D) Driving record: points: misdemeanor diversion.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/29/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #422 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill requires a court to notify the Department of Motor Vehicles when a misdemeanor case dismissed through diversion involved a violation that carries points, and it requires the DMV to add those points to the driver's record.

Under existing law, certain convictions already result in violation points used for suspension or revocation of driving privileges, and judges may offer misdemeanor diversion that can end in dismissal if the defendant complies with all conditions. This bill closes that gap by ensuring that a dismissed diverted case still leads to the appropriate DMV points when the underlying offense is one that must be assessed points.

**Position:** Support

**AB 1667 (Boerner, D) Serious felonies: furnishing fentanyl to a minor.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/29/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #424 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would add knowingly furnishing fentanyl or fentanyl analogs to a minor to the definition of a serious felony, which would trigger existing limits on plea bargaining and a possible five-year sentence enhancement for repeat offenders.

Because this expansion would increase the scope of an existing enhancement, the bill would create a state-mandated local program, but it also states that no state reimbursement would be required for the resulting costs.

**Position:** Support

**AB 1685** (**Lackey, R**) **Driving privilege: points.**

**Current Text:** 04/13/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/02/2026

**Last Amended:** 04/13/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #113 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law generally makes DMV records public unless another law requires confidentiality and requires the DMV to disclose conviction and accident-report abstracts for DUI-related offenses that occurred within the past 10 years. The bill would add gross vehicular manslaughter while intoxicated with gross negligence to the types of offenses whose abstracts must be disclosed within 10 years. It also changes driver-record point assessments: currently a conviction for vehicular manslaughter while intoxicated without gross negligence carries 2 violation points; the bill would impose 3 violation points for a conviction of gross vehicular manslaughter while intoxicated with gross negligence, which affects suspension or revocation of driving privileges.

**Position:** Support

**AB 1687** (**Lackey, R**) **Driver's licenses: revocation.**

**Current Text:** 03/26/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/02/2026

**Last Amended:** 03/26/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #114 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Under current law the Department of Motor Vehicles must immediately revoke a person's driving privilege when it receives a certified court record of certain convictions (for example, gross vehicular manslaughter while intoxicated), and may reinstate the license three years later if the person proves financial responsibility. The bill would allow the DMV to revoke a license when a person has three or more convictions for offenses like driving under the influence within a ten-year period, and would bar reinstatement for eight years after revocation (subject to specified conditions). An exception requires the DMV to reinstate earlier if the person meets certain conditions, including agreeing to install and maintain an ignition interlock device (a breath-test starter lock), plus other requirements.

**Position:** Support

**AB 1708** (**Solache, D**) **Homeless Housing, Assistance, and Prevention program: round 8: smaller jurisdictions.**

**Current Text:** 04/06/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/04/2026

**Last Amended:** 04/06/2026

**Status:** 05/14/2026 - Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/6/2026)

**Location:** 05/14/2026 - Assembly DEAD

**Summary:** The Homeless Housing Assistance and Prevention (HHAP) program provides grant funds to jurisdictions to coordinate regionally and expand local capacity to address homelessness. Funding has been allocated across multiple rounds: rounds 1–5 were administered by the Interagency Council on Homelessness, round 6 by the Department of Housing and Community Development, and round 7 was established with future legislative parameters anticipated. Existing law required non-tribal jurisdictions seeking round 5 or 6 base allocations to apply as part of a region and be signatories to a regionally coordinated homelessness action plan that meets specified requirements. The bill applies to round 8. It requires round 8 regional plans to describe programs and interventions provided by "smaller jurisdictions" (as defined), authorizes regions to set aside part of their round 8 funding for those smaller jurisdictions to support those programs, and establishes eligibility rules for smaller jurisdictions to receive such funds.

**Position:** Support

**AB 1740** (**Zbur, D**) **Coastal resources: coastal development permits: City of Santa Monica.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/05/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #430 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill creates temporary coastal development permit exemptions for certain activities and types of development in the City of Santa Monica, and those exemptions would expire on January 1, 2029.

It would amend the application of the California Coastal Act in Santa Monica by removing the need for a coastal development permit for specified projects in that city only. The bill also includes legislative findings and declarations stating that a special statute is necessary for the City of Santa Monica.

**Position:** Support

**AB 1751** **(Quirk-Silva, D) Missing Middle Townhome Ownership Act.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/09/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #433 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The Missing Middle Townhome Ownership Act would create a streamlined, mostly ministerial approval process for certain townhome housing projects, requiring local agencies to process related parcel and subdivision maps without discretionary review or public hearings while meeting specified objective standards.

Specifically, the bill would allow proponents to seek approval for qualifying townhome development projects under objective criteria, define "townhome" and "townhome development project," and require ministerial consideration of parcel maps and tentative/final maps that meet requirements such as density limits and newly created parcels being at least 600 square feet, with disapproval allowed only through written findings that the project would cause a specified adverse impact to public health and safety that cannot be feasibly mitigated or avoided.

**Position:** Oppose

**AB 1761** **(Rogers, D) Electricity: calculation methodology: data disclosure.**

**Current Text:** 03/19/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/09/2026

**Last Amended:** 03/19/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #131 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law gives the Public Utilities Commission authority over public utilities, including the ability to set fair and reasonable rates for electrical corporations. The proposed bill mandates the commission to ensure transparency by making all data used for decisions or calculations on charges imposed on electricity customers accessible to load-serving entities and ratepayer advocates. This includes costs linked to contracts, corporation-owned generation, and other resources. The bill requires this data to be publicly disclosed, except for market-sensitive information. Violations of these provisions would be considered a crime under the Public Utilities Act. Additionally, the bill states that it does not require state reimbursement to local agencies for costs, as per certain existing statutory provisions.

**Position:** Support

**AB 1768** **(Bryan, D) Transactions and use taxes: Counties of Contra Costa and Los Angeles.**

**Current Text:** 04/30/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/09/2026

**Last Amended:** 04/21/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/20/26 #231 S-ASSEMBLY BILLS - THIRD READING FILE](#)

**Location:** 05/19/2026 - Senate THIRD READING

**Summary:** This bill would authorize Los Angeles County and Contra Costa County to impose voter-approved transactions and use taxes above the usual county limit, through December 31, 2031.

Los Angeles County could levy a tax of up to 0.5 percent for general and special purposes, and Contra Costa County could levy a tax of up to 0.625 percent for general or specific purposes. The bill also includes findings supporting a special statute for these counties and would take effect immediately as an urgency statute.

**Position:** Oppose

**AB 1786 (Harabedian, D) Public contracts: best value construction contracting for counties, cities, and the San Gabriel Valley Council of Governments.**

**Current Text:** 03/12/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2026

**Last Amended:** 03/12/2026

**Status:** 05/12/2026 - In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/12/2026 - Senate Rules

**Summary:** Existing law allows counties to choose construction project bidders based on "best value" for projects over \$1,000,000. It also permits counties to use this method for annual contracts up to \$3,000,000 for repetitive work. The law outlines how to select a best value contractor, requiring bidders to verify information under oath, and mandates counties to report on these projects to the Legislature by March 1, 2029. This program is set to be repealed on January 1, 2030. The bill changes this by allowing counties, cities, and the San Gabriel Valley Council of Governments to select bidders on a best value basis for projects over \$500,000 and extends the program until January 1, 2040. The new reporting deadline is March 1, 2031, and the reporting responsibility now includes more entities. The bill also expands the legal obligations related to perjury and states that it does not require state reimbursement to local agencies for its mandates.

**Position:** Support

**AB 1812 (Aguiar-Curry, D) Solid waste: compostable products.**

**Current Text:** 03/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2026

**Last Amended:** 03/23/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #147 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill would tighten California's "compostable" labeling rules by requiring either OK compost HOME certification or a state-adopted standard, removing certain ASTM review and labeling requirements, and adding a new prohibition on selling plastic-containing products labeled "compostable" or "home compostable" after January 1, 2027.

Specifically, it would repeal the Department of Resources Recycling and Recovery's requirement to review revisions to an ASTM standard and instead allow the department to adopt an alternative standard recognized by the department; it would also change exemptions for fiber products that contain no plastics or polymers by conditioning label compliance on whether the department adopts a standard for compostable fiber products. Beginning January 1, 2027, the bill would prohibit the sale of any product labeled "compostable" or "home compostable" that is made wholly or partly of plastic, and it would eliminate existing labeling requirements for compostable bags that meet the current ASTM-based specification.

**Position:** Support

**AB 1820 (Schiavo, D) Electric vehicle charging stations: permit fees.**

**Current Text:** 03/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2026

**Last Amended:** 03/16/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #32 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** Existing law mandates that local governments approve applications for electric vehicle (EV) charging stations through streamlined permitting processes, ensuring fees do not exceed the cost of providing services needed for the permits unless approved by voters. Currently, there is a cap on fees for solar energy system permits until 2034, which cannot exceed specific limits without substantial justification. This bill extends similar regulations to EV charging stations until 2036, setting fee caps at \$100 plus additional charges per kilowatt for residential and \$500 plus per kilowatt charges for commercial stations. These fees should not surpass the reasonable cost unless justified with evidence. The bill, regarding a matter of statewide concern, applies to all

cities, including charter cities, and does not require state reimbursement to local agencies for new obligations imposed by its provisions.

**Position:** Oppose

**AB 1821 (Pacheco, D) California Public Records Act: agency response time.**

**Current Text:** 04/06/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/11/2026

**Last Amended:** 04/06/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #16 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** Under the California Public Records Act, agencies must provide promptly copies of reasonably described public records on request (subject to fees and statutory exemptions) and, within 10 calendar days, must determine whether requested records are disclosable and notify the requester; that 10-day period may be extended by up to 14 calendar days for unusual circumstances. The bill changes those timing rules to require the initial determination and notice within 10 business days and allows extensions of up to 14 business days. It also includes legislative findings stating the bill furthers constitutional requirements for public access to meetings and writings and that any statutory limits on access are adopted with findings identifying the protected interest and the need for protection.

**Position:** Support

**AB 1859 (Ortega, D) Public works.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/11/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #452 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would expand enforcement of California prevailing wage and apprenticeship requirements by allowing joint labor-management committee representatives to monitor job sites while authorizing penalties and denying access for safety violations.

It would require awarding bodies or owners to provide reasonable access, as defined, to committee representatives to check compliance; it would allow access to be denied or revoked if the representative does not follow specified job site safety rules, and it would permit the committee to sue an awarding body, contractor, or subcontractor that willfully blocks access. The bill would allow courts to impose civil penalties up to \$1,000 and to award reasonable attorney's fees and costs to the prevailing party, and it would exclude reimbursement of certain mandated local program costs for a specified reason.

**Position:** Oppose

**AB 1883 (Bryan, D) Workplace surveillance tools.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/12/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #455 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** This bill would regulate employers' use of workplace surveillance tools and worker data, prohibiting certain uses such as inferring protected information, emotional state, gait, neural data, or using facial recognition for discipline or termination.

It would assign enforcement to the Labor Commissioner, allow employee civil actions and public prosecution, and authorize civil penalties of up to \$500 per violation. The bill also creates exemptions for certain federally required or necessary uses in aviation, national security, military space, or defense contexts, and declares the measure a matter of statewide concern that applies to all cities, including charter cities.

**Position:** Oppose

**AB 1899 (Caloza, D) Office of Youth Homelessness Prevention.**

**Current Text:** 05/18/2026 - Amended [HTML PDF](#)

**Introduced:** 02/12/2026 (Spot bill)

**Last Amended:** 05/18/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading. Read third time and amended. Ordered to third reading.

**Calendar:** [05/21/26 #174 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill would create an Office of Youth Homelessness Prevention within the California Interagency Council on Homelessness to reduce youth homelessness in California to functional zero and to oversee a statewide framework, dashboard, advisory committee, and annual reporting process.

It would require the office to develop a comprehensive plan by September 15, 2027, post a public progress dashboard by December 15, 2027, and submit reports to the Legislature and the council each year thereafter. The bill would also establish a dedicated fund for the office and make related findings and declarations.

**Position:** Support

**AB 1924** **(Gabriel, D) Statewide homelessness prevention strategy.**

**Current Text:** 03/09/2026 - Amended [HTML PDF](#)

**Introduced:** 02/12/2026 (Spot bill)

**Last Amended:** 03/09/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #181 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The Department of Housing and Community Development is responsible for overseeing various housing programs under existing law. There are also established programs aimed at preventing and assisting homelessness. This bill mandates that by July 1, 2027, the department must develop and publicly release a comprehensive statewide strategy for preventing homelessness. This strategy should include a detailed action plan for certain state agencies and incorporate evidence-based model practices for preventing homelessness. Additionally, the department is required to annually review, update, and publish any changes to this strategy. The bill also defines specific terms related to its implementation.

**Position:** Support

**AB 1934** **(Bennett, D) State Fire Marshal: home hardening certification program implementation plan.**

**Current Text:** 03/25/2026 - Amended [HTML PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 03/25/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #186 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Current law requires the Office of the State Fire Marshal to create and post a Wildland-Urban Interface Fire Safety training for local building officials, builders, and fire personnel, and it can certify contractors who complete required training to perform wildfire-resilient work such as defensible space and home hardening. The office must also maintain an approved products listing for building in wildland-urban interface areas. With legislative appropriations, the office may use funds from the Building Standards Administration Special Revolving Fund to research, develop, and support these training and product-listing efforts. This bill would require the Wildfire Mitigation Advisory Committee to develop, by January 1, 2028, an implementation plan for a voluntary home hardening certification program that specifies wildfire risk-reducing measures (including defensible space) that can be applied during renovation or property improvements to align older homes with state wildland-urban interface building standards. The committee must provide required recommendations, submit a report to designated legislative committees by January 1, 2028, and the Fire Marshal could use the same special revolving fund (with appropriation) to support development of the plan.

**Position:** Support

**AB 1941** **(González, Mark, D) Organized metal theft.**

**Current Text:** 03/26/2026 - Amended [HTML PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 03/26/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #187 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law already makes it a crime for dealers, collectors, or their agents who buy or receive certain metals (wire, cable, copper, lead, solder, mercury, iron, brass) that they know or reasonably should know belong to specified entities (e.g., railroads, utilities, public service providers) to do so without using due diligence; that offense can carry imprisonment and a fine up to \$5,000. The bill creates a new offense of "organized metal theft," defined to include acting in concert with others to steal such materials, acting with two or more persons to receive or possess metal known or believed to be stolen, acting as an agent in an organized theft plan, or recruiting/organizing/supervising/financing others to commit metal theft. Organized metal theft would be punishable as either a misdemeanor or a felony. The bill also authorizes and requires local law enforcement, public agencies, and private entities to provide commodity-metal theft information to the Department of Justice, which must make that information available to those entities. By creating new crimes the bill imposes a state-mandated local program, but it specifies that no state reimbursement to local agencies is required under the stated provision.

**Position:** Support

**AB 1954 (Ward, D) Municipal golf courses: reservations.**

**Current Text:** 04/21/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 04/21/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #190 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill prohibits third-party golf-reservation platforms from listing, advertising, selling, or transferring tee times for golf courses owned by local public agencies unless they have written authorization from the golf course operator. It exempts transfers for no more than the purchaser's original price when the operator does not offer refunds. Violations are treated as unlawful business acts or practices under the Unfair Competition Law, which allows civil penalties (up to \$2,500 per violation) and enforcement by specified entities including cities. The bill also declares the issue a matter of statewide concern, applying to all cities, including charter cities.

**Position:** Support

**AB 1961 (Ahrens, D) Civil actions: protective orders: workplace violence.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 04/16/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #194 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Current law allows an employer or a collective bargaining representative to ask a court for a workplace violence restraining order (WVRO) when an individual employee has experienced harassment, unlawful violence, or a credible threat; the court can extend protection to additional employees. The bill expands that authority by letting an employer seek a WVRO on behalf of all employees at a particular workplace or at a location where a group of employees primarily work, whenever harassment, unlawful violence, or a credible threat is directed at that place. Employers would not be required to name any specific employees as protected parties when seeking relief for the whole workforce. The bill also requires the Judicial Council to adopt or update the relevant court forms by January 1, 2028.

**Position:** Support

**AB 1976 (Wicks, D) Streets and highways: pedestrian and bicycle facilities.**

**Current Text:** 04/27/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 04/27/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #52 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** The bill changes how cities and counties can approve and alter pedestrian, bicycle, and pedestrian-mall projects. It bars holding new community input meetings on a pedestrian or bicycle safety project once that project is included in an approved circulation element plan, and prevents a city or county from terminating such a project after a contract is awarded or construction is directed unless specific findings are made at a public meeting. If a jurisdiction creates a resident petition process for traffic calming, it cannot require

signatures exceeding a simple majority of residents within 1,000 feet of the proposed measure. The measure enacts a new Pedestrian Mall Law of 2026 establishing an alternative public-hearing process to create pedestrian malls, allows local improvements and limited private-business uses (but not vehicle parking), and declares pedestrian malls consistent with coastal access law. It also exempts establishment or expansion of pedestrian malls from CEQA subject to the same conditions that apply to existing transportation exemptions (including local-agency and labor requirements). The bill states these rules address statewide rather than purely local concerns (applying to charter cities) and provides that any state-mandated local costs would be subject to existing reimbursement procedures.

**Position:** Oppose

**AB 1997** **(Lee, D) Land use: housing development approvals: timelines and processes.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #467 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would modify how California local agencies process housing development projects under the California Environmental Quality Act (CEQA) and the Permit Streamlining Act by requiring faster approval or disapproval after an environmental impact report (EIR) is certified, while also addressing state reimbursement for related mandated costs.

It explains that CEQA generally requires lead agencies to prepare an environmental impact report (EIR) or a negative declaration based on whether a proposed project may significantly affect the environment, and it allows a mitigated negative declaration when revisions would avoid or lessen those effects without substantial evidence of remaining significant impacts. It then states that the Permit Streamlining Act already sets timelines for approving or disapproving development applications, and the bill would add a specific 30-day approval/disapproval requirement for housing projects after EIR certification under certain CEQA conditions. Because these added requirements would impose duties on local agencies, the measure would constitute a state-mandated local program, but it would also specify that no reimbursement is required for a stated reason.

**Position:** Oppose

**AB 2002** **(Solache, D) Local government assistance: Regional Early Action Planning Fund.**

**Current Text:** 02/17/2026 - Introduced [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #205 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The Planning and Zoning Law mandates that counties and cities create comprehensive long-term plans for physical development, including a housing element. These plans must address housing needs as determined by the Department of Housing and Community Development in collaboration with councils of governments. The Local Government Planning Support Grants Program provides one-time funding to help regions and jurisdictions meet housing needs as per the regional housing need assessment. This bill establishes the Regional Early Action Planning Fund to provide one-time funding and grants for planning activities related to the 7th and future cycles of the housing need assessment. The Department of Housing and Community Development would allocate these funds, upon legislative appropriation, to councils of governments or regional entities that qualify. Funds can be used for developing methodologies for housing needs assessments and providing technical assistance, staffing, or consulting for updating local planning documents. Jurisdictions that benefit from a suballocation must use these funds for housing-related planning activities. The bill also calls for the department to monitor compliance and to issue implementation guidelines exempt from the usual regulatory procedures.

**Position:** Support

**AB 2033** **(Papan, D) Local Agency Public Construction Act: job order contracting: cities.**

**Current Text:** 05/04/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 05/04/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #29 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** The bill would create a pilot program authorizing a city to use job order contracting as a procurement method, subject to specified financial limits, contract-term restrictions, and additional procedural requirements.

This bill would cap awards under a single job order contract at \$3,000,000 and limit any single job order to \$750,000, require an initial contract term of no more than 12 months with prescribed extensions, and impose further requirements governing how the contracting method is used. The authority would be required to report to the Legislature by January 1, 2030, and the authorization would expire by repealing the provisions on January 1, 2032.

**Position:** Support

**AB 2038 (Harabedian, D) Residential property insurance: cancellations and nonrenewals.**

**Current Text:** 03/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 03/16/2026

**Status:** 05/12/2026 - In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/12/2026 - Senate Rules

**Summary:** Existing law mandates that insurers renew residential property insurance policies for at least two years following a total loss caused by a disaster. Additionally, insurers cannot cancel or refuse to renew policies in areas affected by wildfires for one year after a state of emergency is declared. The bill extends these requirements: insurers would need to renew policies for at least three years (36 months) after a total loss, and they would be prohibited from canceling or refusing to renew policies in fire-affected areas for two years after a state of emergency declaration.

**Position:** Support

**AB 2041 (Carrillo, D) Emergency medical services.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 05/18/2026

**Status:** 05/18/2026 - Read third time and amended. Ordered to third reading.

**Calendar:** [05/21/26 #56 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** Existing law requires local public agencies to maintain basic emergency telephone systems and sets standards for emergency response services, including a requirement that certain agencies provide prearrival medical instructions to 911 callers by January 1, 2027.

This bill would require any public safety agency that was not already providing those prearrival instructions by January 1, 2026, to report its compliance status to its local emergency medical services agency by January 31, 2027.

**Position:** Oppose

**AB 2076 (Lowenthal, D) The Parent's Accountability and Child Protection Act: online marketplaces: nitrous oxide.**

**Current Text:** 04/09/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 04/09/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #228 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill amends California law that requires businesses selling age-restricted products or services to take reasonable steps (including verifying age at purchase or delivery) to ensure the buyer is of legal age. It adds nitrous oxide to the list of restricted items, prohibits online sellers from allowing gift card payments for products illegal to sell to minors, raises the civil penalty to \$7,500 per violation and allows a court to increase the penalty up to \$250,000 per violation for businesses with over \$25 million in prior-year gross revenue if needed to deter future violations, and permits prosecutors to seek injunctive relief and recover attorney fees and costs.

**Position:** Support

**AB 2101 (Gipson, D) Human trafficking: notice and training: disaster sites.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #476 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill expands existing requirements on posting anti-slavery and human-trafficking notices and providing employee training by adding privately operated entities working in disaster or mitigation sites, effective for training starting June 1, 2027.

Under current law, specified businesses and establishments must post Department of Justice-developed notices with information on slavery and human trafficking and resources, and certain transit-related businesses must provide at least 20 minutes of training to employees on recognizing trafficking signs and reporting them, including relevant definitions and risk-identification guidance. This bill would additionally require privately operated entities involved in response, recovery, rebuilding, cleanup, or disaster mitigation or prevention in designated disaster or mitigation sites to post the same notice (excluding telecommunications companies and internet service providers). Beginning June 1, 2027, these entities would also be required to provide at least 20 minutes of training to all employees performing specified disaster recovery or mitigation tasks, with training that may be developed or administered by a nonprofit or private entity experienced in human trafficking, delivered in the most widely spoken language among the employees receiving it, and including the same core training elements plus examples and case scenarios specific to how trafficking may occur in disaster or mitigation sites.

**Position:** Oppose

**AB 2180 (Ward, D) Local government: Proposition 218 Omnibus Implementation Act: proportional cost of service.**

**Current Text:** 03/11/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 03/11/2026

**Status:** 05/06/2026 - Referred to Com. on L. GOV.

**Location:** 05/06/2026 - Senate Local Government

**Summary:** The California Constitution outlines requirements for local agencies levying assessments and property-related fees. These fees must not exceed the proportional cost of services provided to a property. Proposition 218 sets guidelines to ensure these constitutional requirements are met, including allowing service providers to adjust fees automatically for wholesale cost changes or inflation in certain cases. This bill allows local governments to demonstrate service costs through reasonable methods that allocate costs to parcels. For water or sewer services, exact cost measurement per parcel is not necessary; instead, uniform or tiered rates can be applied to customer classes with similar usage characteristics. The bill permits discretion in allocating costs within each tier, provided that fees do not exceed the proportional service cost for those tiers.

**Position:** Support

**AB 2192 (Gonzalez, Jeff, R) Sales and use taxes: farm equipment and machinery.**

**Current Text:** 04/20/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/20/2026

**Status:** 04/27/2026 - In committee: Set, second hearing. Held under submission.

**Location:** 04/21/2026 - Assembly Revenue and Taxation

**Summary:** The bill allows the existing state sales and use tax exemption for farm equipment, machinery, and parts used primarily to produce and harvest agricultural products to be incorporated into local sales and use taxes (including those under the Bradley-Burns law) by deleting the current provision that excludes that incorporation; this change is temporary and would expire January 1, 2032. Because local tax revenues could be reduced, the bill also appropriates General Fund money to the State Controller to reimburse affected counties and cities for those revenue losses. It further tightens requirements for any new tax-expenditure bill by adding additional information obligations on top of existing requirements (specific purposes, performance indicators, and data collection). The measure would take effect immediately as a tax levy.

**Position:** Oppose

**AB 2218 (Kalra, D) Water policy: California Native American tribes.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/16/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #257 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill builds on existing state law that recognizes California's sovereignty by requiring the state to support California Native Americans in preserving cultural and linguistic traditions, practicing ecosystem stewardship, and consulting in good faith with all California Native American tribes on policies that may affect them. It also responds to inequities by setting a statewide policy to recognize and address harms to Native tribes, particularly regarding water-related issues. The bill requires key state agencies, including the State Water Resources Control Board and other relevant boards and agencies, to incorporate this inequity-focused policy when they revise or create regulations, permits, and grant criteria, and to identify and provide financial assistance to tribes consistent with existing program rules. In addition, when the State Water Resources Control Board investigates water rights and a tribe requests it, the board must consult with the tribe whose ancestral territory includes the relevant water bodies.

**Position:** Oppose

**AB 2253 (Boerner, D) Solid waste: products: environmental marketing claims.**

**Current Text:** 04/08/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/08/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #273 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Current law requires manufacturers or suppliers who make recycled-content claims for plastic food containers to keep written records showing the recycled material was diverted from the solid-waste stream either during manufacturing (preconsumer) or after consumer use (postconsumer), and that the claim complies with the Federal Trade Commission's Guides for the Use of Environmental Marketing Claims; cities, counties, or the state may impose civil penalties for violations. The bill expands these requirements to all products, updates the FTC-guide reference to the version in effect on January 1, 2026, adds a requirement that documentation show the claim is based on the actual physical recycled content used in production calculated as specified (excluding certain accounting methods), and provides a definition of "postconsumer."

**Position:** Support

**AB 2254 (Addis, D) Coastal resources: monarch butterfly habitat.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #496 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** This bill would require the Department of Fish and Wildlife and the California Coastal Commission to identify monarch butterfly overwintering habitats in the coastal zone and develop model protection policies, after which affected local governments must adopt and implement enforceable habitat protection measures.

The bill sets deadlines of January 1, 2028, for identifying habitat sites and existing local plans, and July 1, 2028, for issuing model policies that address protection, restoration, and enhancement. It would impose new duties on local governments, creating a state-mandated local program, and provides that any required reimbursement would follow the usual state mandate process if the Commission on State Mandates so determines.

**Position:** Oppose

**AB 2296 (Papan, D) Planning and zoning: housing element: regional housing needs allocation.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #499 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would extend several deadlines in the regional housing need and housing element allocation process, while stating legislative intent to consider future revision deadlines based on smaller regional groupings and jurisdiction size.

Specifically, it would give cities and counties more time to form subregional entities, give councils of governments

more time to determine subregional housing need shares, and move earlier deadlines for developing allocation methodologies and draft plans, except for a specified 2027 cycle exception. It would also create a state-mandated local program but declare that no state reimbursement is required.

**Position:** Support

**AB 2297 (Stefani, D) Restitution: diversion.**

**Current Text:** 03/26/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 03/26/2026

**Status:** 05/06/2026 - Referred to Com. on PUB. S.

**Location:** 05/06/2026 - Senate Public Safety

**Summary:** The bill requires courts to order victim restitution when a defendant enters a diversion program, provided the defendant is informed of the right to a judicial determination of restitution and either is given a hearing or waives/stipulates to the amount. If the court finds restitution is owed, it must order payment during the diversion period. A defendant's indigence or mental disorder cannot be used to deny diversion or to count as noncompliance with diversion for failure to pay. If the defendant withdraws from or fails to complete diversion, the restitution order is suspended until the criminal case is resolved.

**Position:** Support

**AB 2346 (Wilson, D) Vehicles: electric bicycles and speed limits.**

**Current Text:** 03/26/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 03/26/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #296 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill updates California e-bike and bicycle rules: effective Jan 1, 2029, all Class 1 and 2 e-bikes sold or offered for sale must have a speedometer, and all e-bikes sold or offered must include an integrated front and rear lamp; manufacturers/distributors must include a written description of California e-bike laws with packaging and sellers must provide specified disclosures at or before sale, with civil penalties (up to \$15,000 for a first violation and up to \$50,000 for subsequent violations) enforceable by the Attorney General or local prosecutors (these violations are civil, not criminal). It authorizes local authorities to set posted speed limits on bicycle paths (15 or 20 mph) and multiuse trails (10, 15, or 20 mph) and bars riders under 16 from operating e-bikes faster than 15 mph on highways or bicycle paths. The bill also sets a prima facie 10 mph speed limit for sidewalks and specifies that a conviction for that limit will not add points to a driver's record. Finally, although the changes add Vehicle Code requirements that could mandate local costs, the bill states no state reimbursement to local agencies is required for those costs.

**Position:** Support

**AB 2373 (Dixon, R) The California Coastal Act: local coastal program: sea level rise plan: neighborhood-scale adaptation approach.**

**Current Text:** 04/22/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/22/2026

**Status:** 05/14/2026 - Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/6/2026)

**Location:** 05/14/2026 - Assembly DEAD

**Summary:** Under the California Coastal Act local governments within the coastal zone must prepare local coastal programs (LCPs) and submit them to the California Coastal Commission; current law also requires those governments to include a sea level rise plan in their LCPs by January 1, 2034, subject to Commission approval. This bill permits—rather than mandates—local governments to use a neighborhood-scale adaptation approach when developing LCP land use policies and sea level rise plans. That approach can identify specific areas and assets for the strategy and adopt policies that group places with similar planning needs and select preferred adaptation measures tailored to their geophysical and land-use characteristics, with the goal of minimizing, mitigating, or avoiding coastal impacts.

**Position:** Support

**AB 2385 (Petrie-Norris, D) Local reconstruction agencies.**

**Current Text:** 04/27/2026 - Amended [HTML PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/27/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #307 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill updates California's disaster-recovery framework (building on the Disaster Recovery and Reconstruction Act and the earlier Community Redevelopment Law) by renaming pre-disaster planning as a "disaster recovery plan," requiring cities/counties that adopt such plans to amend their general plans for consistency, and expanding contingency planning to include intermediate recovery as well as short- and long-term recovery with specified optional elements. It directs the Office of Land Use and Climate Innovation, with other agencies, to assess statewide recovery needs and produce model ordinance language, and directs the Office of Emergency Services (with that Office) to issue guidance on disaster recovery plans. The bill authorizes local governments to adopt ordinances creating a local reconstruction agency (LRA) to coordinate recovery in defined reconstruction areas, requires procedures for setting those area boundaries, and allows LRAs many redevelopment-style powers (sue and be sued, contract, issue bonds, accept public/private funds). LRAs may receive certain tax revenues—including incremental property tax revenues from participating taxing entities if approved by resolution—to finance activities; must have a board made up of legislative members of participating taxing entities and public members; and are subject to the Brown Act, the Public Records Act, and the Political Reform Act.

**Position:** Support

**AB 2469 (Papan, D) Data centers: water use disclosures.**

**Current Text:** 04/08/2026 - Amended [HTML PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/08/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #323 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** This bill restricts city and county approval of any permit or entitlement that would build or expand a data center in a way that increases its maximum peak water use unless several conditions are met: the applicant must submit prescribed information (including a water scarcity plan, a water supply assessment, and a water use assessment), the project generally must not be located in a groundwater basin designated as critically overdrafted (with limited exceptions), and the applicant must cover the full cost of any required water conveyance, treatment, storage, or distribution improvements as determined by the Department of Water Resources (DWR) or the local water supplier. The bill also requires DWR to recommend, by June 30, 2028, and the State Water Resources Control Board to adopt, by December 31, 2029, a separate commercial/industrial/institutional (CII) water-use classification for large consumptive facilities (including data centers). Because it expands local agencies' duties to enforce these rules, the measure creates a state-mandated local program, declares the issue a statewide concern (so it applies to charter cities), and specifies that no state reimbursement to local agencies is required.

**Position:** Oppose

**AB 2513 (Petrie-Norris, D) Wildfire: Regional Forest and Fire Capacity Program: local assistance grant program: regional landscape grants.**

**Current Text:** 04/16/2026 - Amended [HTML PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/16/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #335 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law requires a Wildfire and Forest Resilience Task Force to develop and track implementation of California's Wildfire and Forest Resilience Action Plan and to update that plan by March 1, 2026 and every five years thereafter. The Department of Conservation runs a Regional Forest and Fire Capacity Program that gives block grants to regional entities to create governance, assess wildfire risk, prioritize projects, and implement regional strategies; the department may authorize advance grant payments through July 1, 2025. The bill would let the Director of Conservation directly award regional landscape grants to those regional entities, require the director and the Task Force to set grant-funding guidelines tied to the state action plan before issuing grants, and make the advance-payment authority permanent. It would also require the Department of Forestry and Fire Protection to allocate some landscape-scale funding to ecosystem-health projects and to regional landscape grants, allow the Cal Fire director to directly award those grants under Task Force-guided funding guidelines, expand a local assistance grant program to include vegetation modification and ignition-prevention activities

(including addressing ignition risk along roads/driveways), and authorize the Wildlife Conservation Board to award regional landscape grants to local entities under Task Force-aligned funding guidelines.

**Position:** Support

**AB 2576** **(Harabedian, D) Transit-oriented development.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/16/2026

**Status:** 05/13/2026 - Referred to Coms. on HOUSING and L. GOV.

**Location:** 05/13/2026 - Senate Housing

**Summary:** Current law makes qualifying housing projects an allowed use as transit-oriented housing if they meet specified conditions. Those rules do not apply to a local agency until January 1, 2026, unless the agency adopts an ordinance or a Department of Housing and Community Development–approved local transit-oriented development alternative plan before July 1, 2026. Beginning January 1, 2027, a local government that denies a qualifying project in a high-resource area is presumed to violate the law and may be immediately liable for penalties. The law already excluded sites with locally designated historic resources as of January 1, 2025; the bill adds exclusions for (1) contributing sites within historic districts listed on the State Historic Resources Inventory before January 1, 2025, and (2) parcels individually listed as historical resources on that State inventory designated before January 1, 2025.

**Position:** Support

**AB 2724** **(Bauer-Kahan, D) Catastrophe modeling: distressed areas.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/16/2026

**Status:** 05/14/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 77. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/14/2026 - Senate Rules

**Summary:** Current law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates insurance in the state. Current law also establishes the California FAIR Plan Association, a joint reinsurance association of all basic property insurers to ensure coverage for people unable to obtain it through normal channels. Regulations allow insurers in distressed areas and for FAIR Plan–insured properties exposed to wildfire risk to use catastrophe modeling; “distressed areas” currently include undermarketed ZIP Codes and distressed counties. The bill requires the department, on or before July 1, 2027 and annually thereafter, to review and update the list of distressed areas and to hold at least one public meeting for input; beginning January 1, 2028 and annually thereafter, the department must publish a bulletin listing distressed-area ZIP Codes on its website and provide that list to specified legislative committees.

**Position:** Support

**SB 239** **(Arreguín, D) Open meetings: teleconferencing: subsidiary body.**

**Current Text:** 04/07/2025 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/30/2025

**Last Amended:** 04/07/2025

**Status:** 05/11/2026 - Referred to Com. on L. GOV.

**Location:** 05/11/2026 - Assembly Local Government

**Summary:** The Ralph M. Brown Act mandates that meetings of a legislative body of a local agency must generally be open to the public, allowing attendance and participation. If teleconferencing is used, certain conditions must be met, including posting agendas at all teleconference locations, identifying these locations in notices, and ensuring public accessibility. A quorum must usually participate from within the agency's jurisdiction, except in specific cases. Until January 1, 2026, neighborhood city councils are permitted to use alternative teleconferencing rules if approved by a two-thirds vote and after adopting an authorizing resolution. This bill extends similar provisions to subsidiary bodies, requiring them to post agendas at designated physical locations and to have members appear visibly on camera during online meetings. These bodies must also document remote participation in meeting minutes, and their legislative body must formally establish the subsidiary body and make specific findings prior to using teleconferencing. Subsidiary bodies must approve teleconferencing by a two-thirds vote, but those dealing with police oversight, elections, or budgets are exempt from these provisions.

**Position:** Watch

**SB 454** (McNerney, D) State Water Resources Control Board: PFAS Mitigation Program.

**Current Text:** 10/01/2025 - Vetoed [HTML](#) [PDF](#)

**Introduced:** 02/19/2025

**Last Amended:** 09/02/2025

**Status:** 03/02/2026 - Stricken from file. Veto sustained.

**Location:** 10/01/2025 - Senate VETOED

**Summary:** The existing law assigns the State Water Resources Control Board to manage programs related to drinking water, such as the California Safe Drinking Water Act. The proposed bill would establish a program to address perfluoroalkyl and polyfluoroalkyl substances (PFAS) and create a PFAS Mitigation Fund in the State Treasury. The state board could use the fund, once approved by the Legislature, for specific purposes related to PFAS treatment and remediation. The state board may also pursue additional funding from federal and private sources, with such funds continuously appropriated for designated uses. The bill allows the board to create accounts within the fund and to provide financial support in the form of grants, loans, or contracts to water suppliers and sewer system providers to help them meet state and federal PFAS standards. To qualify for funding, these providers must clearly state how the funds will benefit the community, particularly concerning safe drinking water and related services. The state board is tasked with developing guidelines to implement these measures.

**Position:** Watch

**SB 496** (Hurtado, D) Advanced Clean Fleets Regulation: appeals advisory committee: exemptions.

**Current Text:** 04/07/2025 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2025

**Last Amended:** 04/07/2025

**Status:** 02/02/2026 - Returned to Secretary of Senate pursuant to Joint Rule 56.

**Location:** 01/23/2026 - Senate DEAD

**Summary:** Current law requires the State Air Resources Board to manage vehicle emissions and fuel standards to control air pollution effectively, ensuring they are feasible and cost-effective. The California Global Warming Solutions Act of 2006 designates this board to regulate greenhouse gas emissions. Under this authority, the board implemented the Advanced Clean Fleets Regulation, mandating that government and high-priority fleets transition to zero-emission vehicles, with some exemptions permitted. This bill proposes the establishment of an Appeals Advisory Committee to review denied exemption requests. This committee, comprising specified government and non-government representatives, must meet monthly, with meetings recorded and accessible online. They must review appeals and provide recommendations within 60 days, which the board must consider publicly within another 60 days. Certain vehicles involved in emergency responses would be exempt from the regulations, and fleet owners will not be pressured to produce zero-emissions vehicle purchase agreements to delay transitioning mandates.

**Position:** Watch

**SB 866** (Blakespear, D) Planning and zoning: housing element: unhoused population.

**Current Text:** 04/28/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/05/2026

**Last Amended:** 04/28/2026

**Status:** 05/14/2026 - From committee: Do pass. (Ayes 5. Noes 2.) (May 14). Read second time. Ordered to third reading.

**Calendar:** [05/20/26 #42 S-SENATE BILLS -THIRD READING FILE](#)

**Location:** 05/14/2026 - Senate THIRD READING

**Summary:** The bill affects local general plans by tightening requirements for the housing element: cities and counties must assess housing needs and list resources and constraints, and for jurisdictions that do not receive Homeless Housing Assistance and Prevention (HHAP) funds the housing assessment must now include specific data on people who are unhoused and a description of key actions to reduce homelessness based on that data. Background: HHAP provides grants to support regional coordination and local capacity to address homelessness, with rounds 1–5 administered by the Interagency Council on Homelessness, round 6 by the Department of Housing and Community Development, and round 7 established pending further legislation. Because it adds duties for local governments the bill creates a state-mandated local program, but it also declares that the changes address a statewide concern and apply to all cities, including charter cities, and states that no state reimbursement is required for a specified reason.

**Position:** Oppose

**SB 1159** (Cabaldon, D) Artificial intelligence: transparency and governance.

**Current Text:** 03/25/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 03/25/2026

**Status:** 05/18/2026 - Referred to Coms. on P. & C.P. and JUD.

**Location:** 05/18/2026 - Assembly Privacy and Consumer Protection

**Summary:** This bill clarifies that certain California open-government and regulatory laws do not treat nonhuman systems as “persons” or as members of the public. Under the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Political Reform Act of 1974, the Administrative Procedure Act, and CEQA, terms such as “person,” “interested person,” “participant,” and “member of the public” (and similar phrases) would explicitly exclude artificial intelligence systems, autonomous agents, robots, and other nonhuman entities, whether physical or digital. The text notes existing statutes already define “person” broadly to include corporations, partnerships, associations, etc., and it adds that this bill makes findings and declarations to support the change. It also includes the legislative findings required by the California Constitution that the measure furthers public access to government records and meetings.

**Position:** Support

**SB 1172** **(Hurtado, D) Bradley-Burns Uniform Local Sales and Use Tax Law: tax sharing agreements.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 04/23/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 36. Noes 0.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** Existing law bars local agencies from making agreements that directly or indirectly divert, rebate, or transfer Bradley-Burns sales and use tax revenue in a way that reduces the amount another local agency would otherwise receive, and requires proposed agreements that do reduce such revenue to be posted online for at least 30 days before approval. This bill adds a cap on consultant pay for a “tax sharing agreement” (any agreement that causes such diversion): a consultant cannot be paid more than the lower of 5% of the total tax revenues shared under the agreement or \$250,000. It excludes agreements with the agency’s own staff or unpaid technical advisers, applies only to agreements entered on or after January 1, 2027, and includes findings that the rule is a statewide concern that applies to all cities, including charter cities.

**Position:** Support

**YIMBY**

**AB 736** **(Wicks, D) The Affordable Housing Bond Act of 2026.**

**Current Text:** 04/10/2025 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2025

**Last Amended:** 04/10/2025

**Status:** 05/14/2026 - From committee: Do pass. (Ayes 5. Noes 0.) (May 14). Read second time. Ordered to third reading.

**Calendar:** [05/20/26 #229 S-ASSEMBLY BILLS - THIRD READING FILE](#)

**Location:** 05/14/2026 - Senate THIRD READING

**Summary:** Under existing law, various assistance programs support emergency housing, multifamily housing, farmworker housing, home ownership for very low-income and low-income households, and down payment assistance for first-time home buyers. The law also permits issuing bonds to fund these programs and related projects, like infill development and housing-related parks. The bill, the Affordable Housing Bond Act of 2026, seeks to authorize \$10 billion in bonds to support affordable rental and home ownership programs, such as the Multifamily Housing Program, the CalHome Program, and the Joe Serna Jr. Farmworker Housing Grant Program. To take effect, this bill needs to be approved by voters in the June 2, 2026, statewide primary election, and it has been declared an urgency statute to ensure immediate implementation if passed.

**Position:** Support

**AB 1070** **(Ward, D) Residential developments: building standards: review.**

**Current Text:** 01/05/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2025

**Last Amended:** 01/05/2026

**Status:** 05/06/2026 - Referred to Com. on HOUSING.

**Location:** 05/06/2026 - Senate Housing

**Summary:** The California Building Standards Law creates the California Building Standards Commission, which approves and adopts building standards, integrating them into the California Building Standards Code. The law

mandates a full revision of this code every three years, aligning with international industry standards like the International Residential Code. The Department of Housing and Community Development must report annually to the Governor and Legislature on its housing programs. The bill requires the department to form a working group by December 31, 2027, to explore amending state building standards to permit residential developments of 3 to 10 units under the California Residential Code. By December 31, 2028, the department must report these findings to the Legislature. If amendments are recommended, the department should develop potential standards for Commission adoption. The bill allows the department to exceed the International Residential Code's scope for these developments and mandates a review of construction cost pressures due to building standards, with findings due by December 31, 2027, and every three years thereafter.

**Position:** Support

**AB 1406 (Ward, D) Attached residential condominium sales: liquidated damages.**

**Current Text:** 01/22/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/21/2025

**Last Amended:** 01/22/2026

**Status:** 05/06/2026 - Referred to Com. on JUD.

**Location:** 05/06/2026 - Senate Judiciary

**Summary:** Existing law requires that if a buyer defaults on the initial sale of a newly built condominium unit, the seller can collect liquidated damages from the buyer. However, if the amount exceeds 3% of the unit's purchase price, certain requirements, like providing an accounting of costs and revenues, must be followed. This new bill proposes to raise that threshold from 3% to 6%, meaning sellers could collect up to 6% of the purchase price without needing to meet those additional requirements.

**Position:** Support

**AB 1556 (Haney, D) Recovery residences: funding.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/08/2026 (Spot bill)

**Last Amended:** 04/23/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #78 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law establishes the California Interagency Council on Homelessness and requires state programs that fund or provide housing for people experiencing or at risk of homelessness to adopt Housing First policies, whose core components include harm-reduction approaches that acknowledge and nonjudgmentally address drug and alcohol use. This bill conditions state funding for recovery residences (defined to meet those Housing First components) on specified requirements: residency must be initiated by the resident and at least one harm-reduction housing placement option must be offered; relapse cannot be a basis for eviction and residents must receive relapse support; staff and residents must receive emergency preparedness and overdose prevention/response training and overdose-reversal medication must be available onsite; the residence must provide consent and confidentiality protections consistent with state and federal law; and the residence must adopt and maintain a written return-to-use policy. The bill also includes related findings and declarations.

**Position:** Support

**AB 1621 (Wilson, D) Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.**

**Current Text:** 03/04/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 01/22/2026

**Last Amended:** 03/04/2026

**Status:** 05/06/2026 - Referred to Coms. on L. GOV. and HOUSING.

**Location:** 05/06/2026 - Senate Local Government

**Summary:** This bill proposes several amendments to the Planning and Zoning Law, particularly concerning the process of postentitlement phase permits for building projects. The bill mandates that local or state agencies can only request a maximum of two plan check and specification reviews for a building permit application. If an application is not compliant after these reviews, the agency can deny it. Applicants can request additional submissions if compliance is still lacking. If a building inspection is required, agencies cannot require changes that deviate from approved plans unless specified. The current tolling system for external review periods would be modified, requiring notification to applicants about tolling. The appeal process for incomplete or noncompliant postentitlement phase permits is revised. The bill shortens the decision timelines for appeals to 30 business days for small projects and 45 business days for larger projects. It removes previous appeal requirements to the agency director when no governing body exists and clarifies that applicants can seek court intervention if their appeal is

denied, not processed in time, or if no appeal process is available. Under the Housing Accountability Act, the bill expands what constitutes a disapproval of a project to include agency non-compliance with permit timelines.

**Position:** Support

**AB 1704 (González, Mark, D) Greenhouse gases: embodied carbon building materials.**

**Current Text:** 04/08/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/04/2026

**Last Amended:** 04/08/2026

**Status:** 05/06/2026 - Referred to Com. on E.Q.

**Location:** 05/06/2026 - Senate Environmental Quality

**Summary:** Current law requires the State Air Resources Board (CARB), working with stakeholders, to produce by Dec 31, 2026 a framework for measuring the average carbon intensity of materials used in new construction (including residential), and by Dec 31, 2028 a comprehensive strategy for the building sector to achieve a 40% net reduction in greenhouse gas emissions from building materials by no later than Dec 31, 2035. CARB is also authorized to create an embodied carbon trading system. This bill would make implementation conditional on CARB first finding that lower-embodied-carbon building materials have reached cost parity with conventional materials; if CARB finds they have not, the board must delay or suspend those requirements for at least five years and up to a total of ten years.

**Position:** Support

**AB 1732 (Alvarez, D) California Environmental Quality Act: exemption: housing development projects: public higher education land use plan.**

**Current Text:** 05/14/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/05/2026

**Last Amended:** 05/14/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #68 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill would expand the California Environmental Quality Act (CEQA) housing exemption by allowing additional housing developments to qualify under specified consistency and evidence-based conditions, while addressing related state-mandate reimbursement.

Specifically, it would extend CEQA's exemption criteria to housing projects consistent with the applicable public higher education land use plan, and it would allow projects not subject to certain local plans or zoning to meet the exemption if substantial evidence shows that a reasonable person could conclude the project satisfies specified requirements, including statewide performance standards for infill projects. Because this expansion increases local government responsibilities tied to the exemption, it would be treated as a state-mandated local program, but the bill would also state that no reimbursement is required for a specified reason under the state constitutional reimbursement framework.

**Position:** Support

**AB 1738 (Carrillo, D) State Housing Law: remote inspections.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/05/2026

**Last Amended:** 05/18/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading. Read third time and amended. Ordered to third reading.

**Calendar:** [05/21/26 #125 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill would require cities and counties to offer remote inspections for certain permitted work in one- and two-family homes by July 1, 2027, and would extend existing legal immunities to those remote inspections.

It would also allow local agencies to conduct occasional on-site audits and temporarily bar homeowners or contractors who intentionally misrepresent the work. The bill would apply statewide, including to charter cities, and would not require state reimbursement for the costs it creates.

**Position:** Support

**AB 1740 (Zbur, D) Coastal resources: coastal development permits: City of Santa Monica.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/05/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #430 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill creates temporary coastal development permit exemptions for certain activities and types of development in the City of Santa Monica, and those exemptions would expire on January 1, 2029.

It would amend the application of the California Coastal Act in Santa Monica by removing the need for a coastal development permit for specified projects in that city only. The bill also includes legislative findings and declarations stating that a special statute is necessary for the City of Santa Monica.

**Position:** Support

**AB 1815 (Wicks, D) Factory-built housing: building standards.**

**Current Text:** 04/27/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2026

**Last Amended:** 04/27/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #149 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Existing law places the California Building Standards Commission in charge of adopting the statewide Building Standards Code and, under the Factory-Built Housing Law, requires factory-built housing sold to first users in California to carry a Department of Housing and Community Development (HCD) insignia, treats such housing as complying with applicable local construction ordinances, reserves certain local land-use/zoning requirements to jurisdictions, and makes violations misdemeanors. This bill would bar cities and counties (including charter cities) from imposing or enforcing local building standards that exceed the state minimums in the California Building Standards Code on projects that use factory-built housing, so long as at least 15% of each building's hard costs are spent on factory-built housing bearing the HCD insignia. Because it adds duties for local officials and expands criminal liability, the bill creates a state-mandated local program; the bill declares the change a matter of statewide concern and states that no state reimbursement to local agencies is required for the mandate.

**Position:** Support

**AB 1903 (Wicks, D) Construction defects.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/12/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #458 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would create an alternative, builder-managed defect-resolution process for certain certified condominium and townhouse projects beginning on or after January 1, 2027, while tightening notice, proof, and litigation dismissal rules and altering related costs and waivers.

Specifically, builders could obtain "certified building" status through private inspection, repairs, and reinspection during construction, after which future challenges to that certified status would be barred; builders would then handle postconstruction claims through a builder-established process and could inspect and repair at mutually agreed times, with a claimant deemed to have released the builder if the claimant refuses repair or blocks access for more than seven days. The Department of Real Estate would certify and publish a list of eligible private inspectors meeting specified criteria. The bill would require more detailed construction-defect claim notices, signed and/or verified as appropriate, and would replace the current "stay until requirements are met" remedy with a mandatory court dismissal without prejudice for substantial nonconformance. It would also increase the burden for proving a construction-standard violation by requiring proof of causation and appreciable present physical damage to another component, prohibit recovery of investigative costs, bar claims based on extrapolation, limit testing, and adjust the developer litigation notice requirements by adding a bold-font warning about potential effects on resale and refinancing, along with providing a courtesy sample to the builder.

**Position:** Support

**AB 2005 (Ahrens, D) Housing developments: urban lot split: owner-occupancy.**

**Current Text:** 05/07/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 05/07/2026

**Status:** 05/14/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 66. Noes 1.) In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 05/14/2026 - Senate Rules

**Summary:** This bill changes urban lot split rules by giving applicants two owner-occupancy options, adding notice and recording requirements for one option, and limiting local agencies from imposing extra conditions on urban lot split projects.

It would let an applicant either promise to live in one unit for at least three years or agree to sell both parcels with a three-year owner-occupancy requirement for the buyer, while also allowing certain LLC or trust representatives to qualify, creating civil penalties for some violations, and requiring disclosure of the occupancy requirement on sale.

**Position:** Support

**AB 2058 (Harabedian, D) California Factory-Built Housing Law: inspection: permitting.**

**Current Text:** 03/19/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 03/19/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #222 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The California Factory-Built Housing Law mandates that factory-built housing sold to first users in the state must have an insignia of approval from the Department of Housing and Community Development, ensuring compliance with all relevant regulations. The law requires this department to enforce its provisions, with local agencies conducting on-site inspections. It allows these agencies to charge inspection fees and the department to qualify quality assurance agencies for inspections. This bill changes the enforcement and inspection process by allowing first users to choose between local enforcement or a department-supervised quality assurance agency for these tasks. It limits local inspection fees to 50% of those for non-factory-built housing and prohibits any inspection fee if a quality assurance agency is chosen. Additionally, it restricts permitting fees to the same 50% limit and prevents destructive inspection practices. The bill also updates related legal language. This bill impacts local programs by expanding local officials' duties and broadening the scope of related crimes, highlighting that these changes address statewide concerns. It specifies that no state reimbursement is required for certain mandates, unless determined otherwise by the Commission on State Mandates, in which case reimbursement procedures should follow existing statutory guidelines.

**Position:** Support

**AB 2074 (Haney, D) Regional transit hub districts: downtown housing developments.**

**Current Text:** 04/09/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026 (Spot bill)

**Last Amended:** 04/09/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #226 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill expands existing Planning and Zoning Law by requiring major transit cities, by July 1, 2027, to designate one or more regional transit hub districts and to allow downtown housing developments in those districts if they meet prescribed objective planning standards and procedural requirements. It makes qualifying downtown housing eligible for streamlined ministerial approval and imposes specified labor standards for such projects. The bill creates a continuously appropriated Downtown Revitalization Loan Fund, administered by the California Housing Finance Agency, to provide loans for eligible downtown housing developments, which the bill treats as an appropriation. Because it mandates city designations and streamlined approvals, the bill imposes a state-mandated local program and declares the changes a matter of statewide concern that apply to all cities, including charter cities. Regarding fiscal effects, the bill states that no reimbursement is required for certain specified mandates, and for any other mandated costs the Commission on State Mandates would determine reimbursement under existing statutory procedures.

**Position:** Support

- AB 2118** **(Hoover, R) Affordable Housing and High Road Jobs Act of 2022: use by right: objective standards.**  
**Current Text:** 04/27/2026 - Amended [HTML](#) [PDF](#)  
**Introduced:** 02/18/2026  
**Last Amended:** 04/27/2026  
**Status:** 05/15/2026 - Set for Hearing 5/18/2026  
**Calendar:** [05/21/26 #36 A-THIRD READING FILE - ASSEMBLY BILLS](#)  
**Location:** 05/15/2026 - Assembly THIRD READING  
**Summary:** The bill temporarily (through January 1, 2033) implements the Affordable Housing and High Road Jobs Act of 2022 to speed creation of mixed-income housing along commercial corridors: developers may apply for projects that meet specified site, affordability, and objective development standards and those projects are treated as a "use by right" subject to streamlined ministerial review rather than discretionary review. It prevents objective standards from forcing lower-than-required residential density or smaller unit sizes and also bars those standards from prohibiting or limiting mixed-use components. The measure modifies some statutory definitions without changing substantive meaning, declares the changes a matter of statewide concern that apply to all cities (including charter cities), and thereby creates a state-mandated local program; however, it states no state reimbursement to local agencies or school districts is required for that mandate for a specified reason.  
**Position:** Support
- AB 2166** **(Carrillo, D) Multifamily housing development: offsite housing factories: backstop financing.**  
**Current Text:** 04/27/2026 - Amended [HTML](#) [PDF](#)  
**Introduced:** 02/18/2026  
**Last Amended:** 04/27/2026  
**Status:** 05/18/2026 - Read second time. Ordered to third reading.  
**Calendar:** [05/21/26 #247 A-THIRD READING FILE - ASSEMBLY BILLS](#)  
**Location:** 05/18/2026 - Assembly THIRD READING  
**Summary:** The California Housing Finance Agency currently has the authority to issue loans for affordable housing projects. This bill proposes the creation of the Multifamily Backstop Financing Program, which would provide state-backed financial support for multifamily housing projects. This program would help surety companies issue payment and performance bonds to qualified offsite housing factories. The agency would be allowed to offer credit backstops to these surety companies under specific guidelines. Additionally, the agency would be required to establish rules and regulations to implement the program, and the Legislature intends to include procedures for prioritizing and reviewing applications for this support.  
**Position:** Support
- AB 2185** **(Quirk-Silva, D) Housing: multifamily affordable housing programs.**  
**Current Text:** 03/19/2026 - Amended [HTML](#) [PDF](#)  
**Introduced:** 02/19/2026  
**Last Amended:** 03/19/2026  
**Status:** 05/15/2026 - Set for Hearing 5/18/2026  
**Calendar:** [05/21/26 #61 A-THIRD READING FILE - ASSEMBLY BILLS](#)  
**Location:** 05/15/2026 - Assembly THIRD READING  
**Summary:** The Governor's Reorganization Plan No. 1 of 2025, effective from July 5, 2025, restructured certain state agencies, eliminating the Business, Consumer Services and Housing Agency by July 1, 2026. In its place, the Business and Consumer Services Agency and the California Housing and Homelessness Agency were established. From July 1, 2026, the GRP outlines the duties of the California Housing and Homelessness Agency and related departments in implementing state housing policies, including support for multifamily, farmworker, and veteran housing programs. This bill mandates that by July 1, 2027, several Californian housing agencies must review and adjust their regulations to encourage the use of factory-built housing in multifamily affordable housing programs.  
**Position:** Support
- AB 2243** **(Haney, D) State Bank Act.**  
**Current Text:** 04/20/2026 - Amended [HTML](#) [PDF](#)  
**Introduced:** 02/19/2026 (Spot bill)  
**Last Amended:** 04/20/2026  
**Status:** 05/14/2026 - Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/6/2026)  
**Location:** 05/14/2026 - Assembly DEAD

**Summary:** The bill creates an Infrastructure and Economic Development Bank within the Governor's Office of Business and Economic Development to finance certain economic development projects. It also establishes a State Bank Commission (with prescribed membership) charged with developing a plan to create a state bank. The commission must hold at least two public hearings by January 1, 2028, produce the state bank plan (addressing items including a state guarantee of public deposits, including those held by public banks) by June 1, 2028, and vote on adoption by July 1, 2028; if a majority adopts the plan, the commission must publish the plan and the adoption notice on its website.

**Position:** Support

**AB 2270 (Arambula, D) Low-income housing tax credit: farmworker housing.**

**Current Text:** 04/30/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/30/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #277 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** The bill would require the California Tax Credit Allocation Committee (CTCAC) to consider amending its low-income housing tax credit scoring system to better account for farmworker housing projects, including points based on proximity to amenities.

This bill would direct CTCAC to consider establishing a farmworker housing category within the existing regulatory scoring framework and to consider applying the same point allocations used for rural set-aside projects when scoring farmworker housing according to amenity proximity. It would also make a statutory change that would increase the tax paid by a taxpayer under the meaning of California's Proposition 13, requiring a two-thirds vote in each house of the Legislature for passage, and would take effect immediately as a tax levy.

**Position:** Support

**AB 2296 (Papan, D) Planning and zoning: housing element: regional housing needs allocation.**

**Current Text:** 05/18/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 05/18/2026

**Status:** 05/19/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #499 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/19/2026 - Assembly THIRD READING

**Summary:** The bill would extend several deadlines in the regional housing need and housing element allocation process, while stating legislative intent to consider future revision deadlines based on smaller regional groupings and jurisdiction size.

Specifically, it would give cities and counties more time to form subregional entities, give councils of governments more time to determine subregional housing need shares, and move earlier deadlines for developing allocation methodologies and draft plans, except for a specified 2027 cycle exception. It would also create a state-mandated local program but declare that no state reimbursement is required.

**Position:** Oppose

**AB 2351 (Bonta, D) General plan: annual report: shelter beds.**

**Current Text:** 04/27/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/27/2026

**Status:** 05/14/2026 - Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/6/2026)

**Location:** 05/14/2026 - Assembly DEAD

**Summary:** The bill amends Planning and Zoning Law reporting requirements: currently, after a legislative body adopts a general plan, the planning agency must file an annual report by April 1 on the plan's status and implementation. Beginning with the April 1, 2028 report, the bill would require those reports to also list the number of temporary emergency shelter beds and the number of permanent housing units serving people experiencing or exiting homelessness in the jurisdiction, broken out by specified categories. Because it adds reporting duties for local planning agencies, the bill creates a state-mandated local program; if the Commission on State Mandates finds the bill imposes reimbursable costs, the state would reimburse local agencies under existing statutory procedures.

**Position:** Support

**AB 2433** **(Alvarez, D) Housing development: density bonus.**

**Current Text:** 04/22/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/22/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #63 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** The bill overhauls California's Density Bonus Law by shifting entitlement from a developer's request to projects that a city or county determines meet specified affordability and senior-housing criteria, and by expanding the definition of "moderate-income" to explicitly include lower-, very-low-, and extremely-low-income households. It revises how density bonuses and related incentives/concessions/waivers are applied—requiring them to be available on sites within the same housing development—and updates the formulae for calculating eligible incentives. Local governments must provide an eligibility determination when an application is deemed complete, and proposed bonuses, incentives, concessions, and standard waivers are made non-discretionary and not to trigger general plan/zoning/coastal plan amendments, additional studies, or environmental review under CEQA. Housing projects that meet the bill's affordability and consistency criteria would be treated as uses by right and processed ministerially (administratively) rather than through discretionary review. The bill declares these rules a matter of statewide concern applicable to all cities, creates a state-mandated local program, and specifies that no state reimbursement is required for the mandate.

**Position:** Support

**AB 2480** **(Ávila Fariás, D) Housing development: density bonus: student housing developments.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/16/2026

**Status:** 05/15/2026 - Set for Hearing 5/18/2026

**Calendar:** [05/21/26 #43 A-THIRD READING FILE - ASSEMBLY BILLS](#)

**Location:** 05/15/2026 - Assembly THIRD READING

**Summary:** The Density Bonus Law currently requires cities and counties to grant developers density bonuses and concessions if a housing project includes specified affordable student units—for example, one option is dedicating 20% of units to lower-income students, with all units reserved for full-time students and rent for those lower-income units set at 30% of 65% of area median income for single-room occupancy. This bill revises how rents for lower-income student units are calculated, and creates an additional density bonus for projects that dedicate 24% of units to lower-income students and also add rentable units affordable to moderate-income students, provided no more than 50% of units in the project are restricted to moderate- or lower-income students. Because it imposes new obligations on local governments it is a state-mandated local program and the bill declares the changes a matter of statewide concern applying to all cities, including charter cities; it also states that no state reimbursement to local agencies is required for the specified reason.

**Position:** Support

**AB 2576** **(Harabedian, D) Transit-oriented development.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/16/2026

**Status:** 05/13/2026 - Referred to Coms. on HOUSING and L. GOV.

**Location:** 05/13/2026 - Senate Housing

**Summary:** Current law makes qualifying housing projects an allowed use as transit-oriented housing if they meet specified conditions. Those rules do not apply to a local agency until January 1, 2026, unless the agency adopts an ordinance or a Department of Housing and Community Development–approved local transit-oriented development alternative plan before July 1, 2026. Beginning January 1, 2027, a local government that denies a qualifying project in a high-resource area is presumed to violate the law and may be immediately liable for penalties. The law already excluded sites with locally designated historic resources as of January 1, 2025; the bill adds exclusions for (1) contributing sites within historic districts listed on the State Historic Resources Inventory before January 1, 2025, and (2) parcels individually listed as historical resources on that State inventory designated before January 1, 2025.

**Position:** Oppose

**AB 2741** **(Muratsuchi, D) Housing element: inventory of land: substantial compliance.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026 (Spot bill)

**Last Amended:** 04/23/2026

**Status:** 04/30/2026 - Failed Deadline pursuant to Rule 61(b)(6). (Last location was L. GOV. on 4/22/2026)

**Location:** 04/30/2026 - Assembly DEAD

**Summary:** The bill modifies California's housing element and zoning requirements so cities/counties can meet mandated rezoning for housing by applying a zoning classification such as an overlay zone, mixed-use zone, combining district, or similar zone that allows owner-occupied and rental multifamily housing at specified minimum densities and development standards. Localities must include a written explanation of the housing and affordability incentives of that zoning and may allow a mix of uses if prescribed requirements are met; key terms are defined and the rules apply to the 6th housing element cycle retroactive to January 1, 2019. The bill also addresses conflicts between Department of Housing and Community Development (HCD) findings and court rulings: if a court finds an adopted housing element out of compliance despite HCD's prior substantial-compliance finding, the element will still be treated as substantially compliant until either HCD finds a newly adopted element substantially compliant or 275 days after the court's order—whichever is earlier. That timing rule affects when jurisdictions qualify under the Housing Accountability Act's standards for approving or denying lower-income housing projects.

**Position:** Oppose

**SB 299** **(Cabaldon, D) California Environmental Quality Act: exemption: day care center: family daycare home: zoning.**

**Current Text:** 01/14/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2025

**Last Amended:** 01/14/2026

**Status:** 01/26/2026 - Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 01/26/2026 - Assembly DESK

**Summary:** The California Environmental Quality Act (CEQA) mandates a lead agency to prepare and certify an environmental impact report for any project potentially affecting the environment or to adopt a negative declaration if the project is deemed not to have a significant environmental effect. If a project could have a significant effect but can be revised to mitigate this, a mitigated negative declaration must be prepared. Certain projects, like those involving only a daycare center not located in residential areas, are exempt from CEQA. This bill would broaden this exemption to include daycare centers or family daycare homes situated on land zoned exclusively for residential use, with some exceptions. This bill would assign new responsibilities to lead agencies to determine if these exemptions apply, thus creating a state-mandated local program. The California Constitution requires the state to reimburse local entities for specified state-mandated costs, but this bill states no reimbursement is needed for the costs it would impose.

**Position:** Support

**SB 417** **(Cabaldon, D) The Affordable Housing Bond Act of 2026.**

**Current Text:** 01/22/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2025

**Last Amended:** 01/22/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/21/26 #544 A-THIRD READING FILE - SENATE BILLS](#)

**Location:** 05/18/2026 - Assembly THIRD READING

**Summary:** Current law includes programs that offer support for different types of housing needs such as emergency housing, multifamily housing, farmworker housing, and home ownership for very low and low-income households. It also covers down payment assistance for first-time home buyers. The law permits the issuance of bonds to fund these housing initiatives as well as related projects like infill development and brownfield cleanup. The proposed legislation, titled the Affordable Housing Bond Act of 2026, seeks to authorize \$10 billion in bonds, which will be used to finance affordable housing and home ownership programs. These programs include the Multifamily Housing Program, the CalHome Program, and the Joe Serna Jr. Farmworker Housing Grant Program. The bill will be presented to voters during the November 3, 2026, statewide general election and is designed to take effect immediately as an urgency statute.

**Position:** Support

**SB 677** **(Wiener, D) Housing development: transit-oriented development.**

**Current Text:** 01/08/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/21/2025

**Last Amended:** 01/08/2026

**Status:** 01/26/2026 - Read third time. Passed. (Ayes 24. Noes 10.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 01/26/2026 - Assembly DESK

**Summary:** Existing law allows housing projects near transit-oriented development (TOD) stops to be automatically approved if they meet specific criteria concerning height, density, and floor area ratios. The definition of proximity to TOD stops affects which requirements apply. Developers must adhere to labor standards, including signing a specific affidavit under penalty of perjury. Projects that comply are eligible for streamlined approval. The law defines "high-frequency commuter rail" as a service with at least 48 trains daily. This bill proposes redefining it to include stations with 48 daily passenger trains on average, regardless of direction, excluding temporary changes. It does not require local reimbursement, as the changes increase the local government's responsibilities and expand perjury crimes.

**Position:** Support

**SB 908 (Wiener, D) Residential windows: retrofitting: residential window replacement projects: California Building Code compliance.**

**Current Text:** 04/23/2026 - Amended [HTML PDF](#)

**Introduced:** 01/22/2026

**Last Amended:** 04/23/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 32. Noes 7.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** The bill prevents governing documents in common interest developments (under the Davis-Stirling Act) from restricting or banning an owner's defined residential window replacement project or from imposing requirements on windows that comply with the California Energy Code in defined housing development projects. Under the Planning and Zoning Law it requires cities and counties to approve such residential window replacement applications administratively (ministerially), prohibits discretionary review or hearings and prohibits denial (and, for a city-and-county, largely prohibits imposing conditions on specified windows), while exempting certain situations such as structures individually listed as historical resources. These changes create a state-mandated local program, are declared a matter of statewide concern that applies to all cities including charter cities, and include a special-statute finding for the City and County of San Francisco. The bill also states no state reimbursement to local agencies is required for the specified reason.

**Position:** Support

**SB 916 (Ashby, D) Civil actions: housing development projects.**

**Current Text:** 03/18/2026 - Amended [HTML PDF](#)

**Introduced:** 01/27/2026

**Last Amended:** 03/18/2026

**Status:** 05/18/2026 - Referred to Coms. on JUD. and APPR.

**Location:** 05/18/2026 - Assembly Judiciary

**Summary:** Existing law allows a defendant in a civil action, involving a housing development for low- or moderate-income individuals, to request the plaintiff to provide a financial security (undertaking) to cover potential costs and damages. This is applicable if the lawsuit could prevent or delay the project. The court has the authority to reduce or waive this requirement if the plaintiff demonstrates that providing such a security would cause significant economic hardship. The bill extends these provisions to include student housing developments as well.

**Position:** Support

**SB 996 (Padilla, D) Manufactured housing: classification as real property.**

**Current Text:** 05/14/2026 - Amended [HTML PDF](#)

**Introduced:** 02/09/2026

**Last Amended:** 05/14/2026

**Status:** 05/18/2026 - Read second time. Ordered to third reading.

**Calendar:** [05/20/26 #157 S-SENATE BILLS -THIRD READING FILE](#)

**Location:** 05/18/2026 - Senate THIRD READING

**Summary:** The bill would expand and clarify California rules for installing manufactured homes, mobilehomes, and commercial modular units on permanent or nonpermanent foundations, and it would create a process for classifying certain units as real property for title and security-interest purposes.

It would change permit and evidence requirements, direct the Department of Housing and Community

Development to update regulations by January 1, 2028, require local agencies to accept new applications, and require cancellation of registration and notice to county assessors in some cases. The bill also includes related findings and local mandate provisions, with reimbursement for certain state-mandated costs governed by existing law.

**Position:** Support

**SB 1014 (Grayson, D) Development projects: preliminary estimate of required improvements: onsite and offsite improvements.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/10/2026

**Last Amended:** 04/23/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 30. Noes 9.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** The bill amends the Permit Streamlining Act for housing development projects by allowing applicants to request a preliminary estimate of required onsite and offsite improvements when submitting a preliminary application or application, and by requiring the local agency to deliver that estimate within 30 business days. It also requires agencies, within 30 business days of deeming a post-entitlement permit application complete, to provide an itemized list of all improvements required before permit issuance. The measure defines key terms, creates new duties for local agencies (a state-mandated local program), declares the rules a matter of statewide concern that apply to all cities including charter cities, and states that no state reimbursement is required for the added local costs for a specified reason.

**Position:** Support

**SB 1085 (Durazo, D) Water supply planning: housing developments.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/13/2026

**Last Amended:** 04/23/2026

**Status:** 05/19/2026 - In Assembly. Read first time. Held at Desk.

**Location:** 05/18/2026 - Assembly DESK

**Summary:** The bill amends California Environmental Quality Act (CEQA) procedures by changing when and how cities/counties must involve public water systems for certain housing and development projects. Under the bill, when a qualifying housing project submits a preliminary application or a development application is deemed complete, the city or county must identify affected public water systems and, within 15 days, request each system to state whether the project's projected water demand was included in the system's most recently adopted urban water management plan. For those housing projects the bill shortens the water supply assessment (WSA) submission deadline from 90 to 45 days and eliminates the requirement that the WSA be approved at a public meeting. It also authorizes cities/counties to seek a writ of mandamus to compel a public water system that fails to provide the assessment. The bill imposes duties on local agencies (a state-mandated local program) but states that no state reimbursement is required under the cited constitutional/procedural provisions.

**Position:** Oppose

**SB 1116 (Caballero, D) Planning and zoning: housing development projects: subdivisions.**

**Current Text:** 04/23/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Last Amended:** 04/23/2026

**Status:** 05/14/2026 - From committee: Do pass. (Ayes 5. Noes 0.) (May 14). Read second time. Ordered to third reading.

**Calendar:** [05/20/26 #81 S-SENATE BILLS -THIRD READING FILE](#)

**Location:** 05/14/2026 - Senate THIRD READING

**Summary:** This bill strengthens state rules to speed and protect ministerial approval of housing on certain subdivided lots under Planning and Zoning and the Subdivision Map Act. It limits local objective zoning, subdivision, and design standards that physically preclude allowed densities, requires height limits to be measured as physical building height (not number of floors), and largely bars specified front/internal setbacks; it also directs liberal interpretation to maximize total units. It revises parcel-map rules to allow smaller lots in multifamily zones (as small as 480 sq ft, or 960 sq ft in some cases), caps parcel-size disparities when averaging (no new parcel more than 50% of the original unless excepted), narrows "net habitable square feet" to exclude stairs and enclosed bicycle parking, and tightens the vacant-lot definition. Local agencies must decide final-map applications within 60 days, submit adopted implementing ordinances to the Department of Housing and Community Development (HCD) within 60 days (HCD may send compliance findings), and an ordinance can be

void if submission requirements are not met; most changes apply to applications received on or after Jan 1, 2027. Local annual housing reports must include data on these subdivision-based projects.

**Position:** Support

**SB 1117 (Cervantes, D) Accessory dwelling units and junior accessory dwelling units.**

**Current Text:** 02/17/2026 - Introduced [HTML](#) [PDF](#)

**Introduced:** 02/17/2026

**Status:** 05/19/2026 - In Assembly. Read first time. Held at Desk.

**Location:** 05/18/2026 - Assembly DESK

**Summary:** This bill is related to the development of accessory dwelling units (ADUs) in California. Under existing law, local agencies can create ADUs via ordinance or ministerial approval if no ordinance is in place, following specific standards. Fees for constructing ADUs must adhere to the Mitigation Fee Act. Impact fees cannot be charged on ADUs with 750 square feet or less of livable space. For ADUs larger than 750 square feet, fees must be proportional to the main dwelling's size. The bill proposes that fees for ADUs only apply to the area beyond 750 square feet. This bill would change how local agencies calculate these fees, creating a state-mandated local program, and asserts that these changes are of statewide concern, affecting all cities, including charter cities. The bill also specifies that no state reimbursement is required for certain costs imposed by the act.

**Position:** Support

**SB 1159 (Cabaldon, D) Artificial intelligence: transparency and governance.**

**Current Text:** 03/25/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/18/2026

**Last Amended:** 03/25/2026

**Status:** 05/18/2026 - Referred to Coms. on P. & C.P. and JUD.

**Location:** 05/18/2026 - Assembly Privacy and Consumer Protection

**Summary:** This bill clarifies that certain California open-government and regulatory laws do not treat nonhuman systems as "persons" or as members of the public. Under the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Political Reform Act of 1974, the Administrative Procedure Act, and CEQA, terms such as "person," "interested person," "participant," and "member of the public" (and similar phrases) would explicitly exclude artificial intelligence systems, autonomous agents, robots, and other nonhuman entities, whether physical or digital. The text notes existing statutes already define "person" broadly to include corporations, partnerships, associations, etc., and it adds that this bill makes findings and declarations to support the change. It also includes the legislative findings required by the California Constitution that the measure furthers public access to government records and meetings.

**Position:** Support

**SB 1196 (McNerney, D) Accessory dwelling units and junior accessory dwelling units: electrical service connections.**

**Current Text:** 04/20/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/20/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 29. Noes 5.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** The Powering Up Californians Act directs the California Public Utilities Commission (CPUC) to define criteria and set reasonable average and maximum target energization timeframes to minimize delays in providing electrical service. This bill requires the CPUC, in a new or existing proceeding, to adopt by September 30, 2027 specific timelines for electrical corporations to respond to and process requests to energize accessory dwelling units (ADUs) and junior ADUs (JADUs), and to require utilities to meet certain compliance requirements when implementing those timelines. Because violations of CPUC orders are criminal under existing law, enforcing these timelines would create a state-mandated local program. Although the state is generally required to reimburse local agencies for costs of state mandates, the bill states that no reimbursement is required for a specified reason.

**Position:** Support

**SB 1216 (Cabaldon, D) Planning and Zoning Law: housing leadership designation.**

**Current Text:** 04/13/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/13/2026

**Status:** 04/23/2026 - Failed Deadline pursuant to Rule 61(b)(5). (Last location was HOUSING on 3/4/2026)

**Location:** 04/23/2026 - Senate DEAD

**Summary:** Existing law requires cities and counties to adopt multi-element general plans that include a housing element, and the Department of Housing and Community Development (HCD) reviews housing elements for substantial compliance and may designate jurisdictions as "prohousing," which can earn scoring preference in some state programs. This bill would create a new annual "housing leadership" designation (HCD must publish the list and each jurisdiction's affordability category by July 1) for jurisdictions that have filed complete annual progress reports for the prior five years and that meet housing production thresholds that differ by affordability status (affordable, unaffordable, extremely unaffordable). Designated jurisdictions could adopt ordinances that exempt or modify certain Planning and Zoning Law provisions, would have their adopted housing element or amendment deemed in substantial compliance upon local adoption unless HCD issues contrary written findings within 30 days, and would be exempt from some required analyses in the housing element. The bill states these changes address statewide concerns and therefore apply to all cities, including charter cities.

**Position:** Support

**SB 1258 (Wiener, D) Hazardous waste: site remediation: residential suitability guidelines.**

**Current Text:** 04/16/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/19/2026

**Last Amended:** 04/16/2026

**Status:** 05/14/2026 - Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/4/2026)

**Location:** 05/14/2026 - Senate DEAD

**Summary:** Current law lets a responsible party request that a local officer supervise cleanup when waste is released, unless the Department of Toxic Substances Control (DTSC) or a regional water quality control board already oversees the site; the department or a regional board can also assume oversight. The bill requires the State Water Resources Control Board, working with DTSC and consulting the Office of Land Use and Climate Innovation, to create guidelines for developers and agencies conducting development-specific cleanups and deciding whether sites are suitable for reuse. It also directs the board and DTSC to set contaminant "thresholds of significance" by contaminant source and intended future use, and declares sites exceeding those thresholds unsuitable for residential development.

**Position:** Support

**SB 1296 (Durazo, D) Real property: rentals: pet policy.**

**Current Text:** 04/20/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/20/2026

**Status:** 05/19/2026 - In Assembly. Read first time. Held at Desk.

**Location:** 05/18/2026 - Assembly DESK

**Summary:** The bill builds on existing law (which already bans requiring declawing or devocalization) by imposing disclosure and documentation duties for landlords about pet rules. Landlords who prohibit pets must clearly state the no-pet policy in any advertisement, rental application, or lease; landlords who allow pets must have a written pet policy and make it available on the property website, in digital ads, and in information provided to rental search engines, and must give a written copy or summary with any rental application. Pet policies or addenda must specify items such as breed and weight restrictions and required fees. Minor, correctable errors that are fixed after notice do not create a violation (the bill allows substantial compliance). Service and support animals are excluded from the definition of "pet." If a landlord charges an application fee but failed to disclose the pet policy and the applicant is later ineligible or withdraws because of the policy, the landlord must refund the fee. The bill takes effect April 1, 2027.

**Position:** Support

**SB 1344 (Cabaldon, D) Civil actions: housing development projects.**

**Current Text:** 03/25/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 03/25/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 30. Noes 7.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** Current law allows a defendant in certain lawsuits challenging qualifying housing development projects to require the plaintiff to post a bond (an undertaking) to cover possible costs and damages if the lawsuit prevents or delays the project. Under this law, the plaintiff's liability for the bond is capped at \$500,000. The law also gives defendants the ability to file a special motion to dismiss (to strike) the plaintiff's claims in cases involving priority

housing developments, and the court must deny that motion if the plaintiff shows a likely chance of winning based on the pleadings, affidavits, and, when relevant, the administrative record. This bill raises the bond liability cap from \$500,000 to \$1,000,000 and expands these procedures to certain priority care developments that include supportive housing or other housing assistance connected to behavioral health services and related purposes.

**Position:** Support

**SB 1361 (Durazo, D) Transit-oriented housing developments: local governments: transit agencies and projects.**

**Current Text:** 04/30/2026 - Amended [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Last Amended:** 04/30/2026

**Status:** 05/19/2026 - Read third time. Passed. (Ayes 31. Noes 8.) Ordered to the Assembly.

**Location:** 05/19/2026 - Assembly DESK

**Summary:** This bill would extend existing transit-oriented housing development protections by also restricting certain actions by local governments that have existing or planned transit-oriented development stops.

Under current law, housing projects that meet specified requirements must be allowed as transit-oriented housing developments, with some rules delayed for local agencies until July 1, 2026 unless they act sooner. The bill would further prohibit local governments with existing or planned transit-oriented development stops from taking specified actions affecting transit agencies and transit projects.

**Position:** Oppose

**SB 1415 (Arreguín, D) Real property tax: welfare exemption: moderate-income housing.**

**Current Text:** 02/20/2026 - Introduced [HTML](#) [PDF](#)

**Introduced:** 02/20/2026

**Status:** 05/14/2026 - May 14 hearing: Held in committee and under submission.

**Location:** 05/11/2026 - Senate APPR. SUSPENSE FILE

**Summary:** The existing property tax law, backed by constitutional authority, offers a "welfare exemption" for properties exclusively used for religious, hospital, scientific, or charitable purposes by certain nonprofit entities if they meet specific criteria. This exemption partially applies to residential rental properties used for lower-income households, calculated based on the proportion of such units within the property. The proposed bill seeks to extend this partial welfare exemption to residential rental properties serving low- and moderate-income households. The exemption would be proportional to the percentage of such units in the property. Property owners would need to certify their property's use to qualify. The bill includes measures that increase the responsibilities of local tax officials and adjust legal provisions related to perjury, creating a state-mandated local program. Although the California Constitution requires the state to reimburse local agencies and school districts for certain state-mandated costs, this bill states that no reimbursement is required for specific mandates, but if deemed necessary by the Commission on State Mandates, reimbursement will follow established procedures. Additionally, despite existing requirements for the state to reimburse local agencies annually for lost property tax revenues due to exemptions, this bill specifies no appropriation or reimbursement for lost revenues under its provisions. The bill would become effective immediately as a tax levy.

**Position:** Support

**Total measures: 101**

**Total Tracking Forms: 106**