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Housing & Community Development, Legislative Summary

October 2025

AB 1

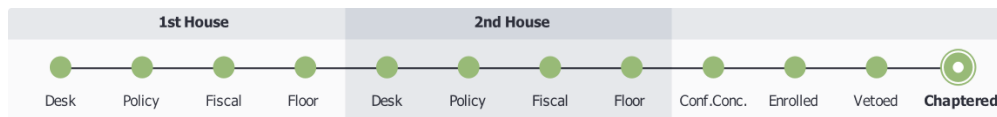
Connolly, D

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Residential property insurance: wildfire risk.

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Bill information

Status:

10/09/2025 - Chaptered by Secretary of State - Chapter 472, Statutes of 2025

Summary:

The existing law oversees various types of insurance, including property and fire insurance, and establishes the Department of Insurance, led by the Insurance Commissioner, with defined responsibilities. Current regulations prevent insurers from using rating plans that ignore specific wildfire risk mitigation, such as property-level building enhancements. A proposed bill mandates that by January 1, 2030, and every five years thereafter, the Department of Insurance must evaluate the possibility of updating its regulations to include more building hardening measures and community wildfire mitigation programs. This process requires the department to consult with designated agencies to identify potential additional measures and to establish a public participation process during the evaluation.

Current Analysis: 08/29/25 [S Floor Analyses](#) (text 12/02/24)

Current Text: 10/09/2025 - Chaptered
Chapter No. 472

AB 36

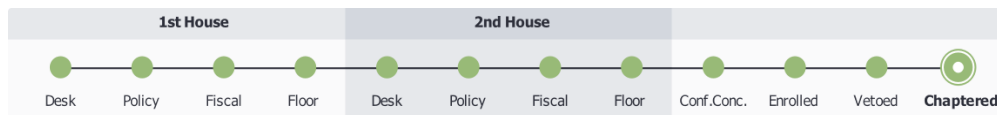
Soria, D

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Housing elements: prohousing designation.

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Bill information

Status:

10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 485, Statutes of 2025.

Summary:

The Planning and Zoning Law mandates cities and counties to adopt general plans for land use, including housing elements, which the Department of Housing and Community Development (HCD) evaluates for compliance. HCD must also designate jurisdictions as "prohousing" based on regulations. Currently, this is done through emergency regulations, but a new bill proposes permanent regulations for this designation. Starting with the 7th

housing element cycle, the bill allows small rural jurisdictions to request a review of their housing elements for prohousing status, and these jurisdictions won't need to renew their designation for at least four years. "Small rural jurisdiction" refers to cities with populations under 25,000 or counties under 200,000. This bill will incorporate changes proposed by SB 262 if both are enacted, with this bill being enacted last.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 485

AB 39

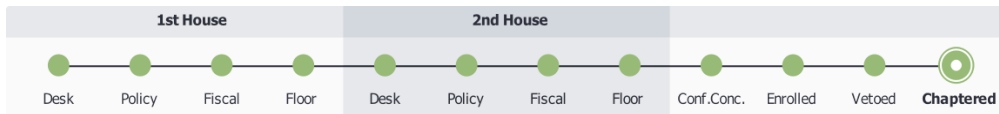
Zbur, D

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General plans: Local Electrification Planning Act.

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Bill information

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 356, Statutes of 2025

Summary: The Planning and Zoning Law mandates that cities and counties have a comprehensive general plan for development, including land use and transportation elements. The proposed Local Electrification Planning Act requires, between January 1, 2027, and January 1, 2030, that cities and counties with populations over 75,000 create or update their general plans to include local goals and measures supporting electric vehicle charging and zero-emission fuels. The plan must prioritize investments for disadvantaged communities, low-income households, and small businesses. The act allows using pre-existing plans that meet these requirements. Classified as a state-mandated local program, the bill treats these plans as regional plans and asserts that it addresses statewide concerns, making it applicable to all cities. It stipulates no reimbursement obligation for costs under this act.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/04/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 356

AB 57

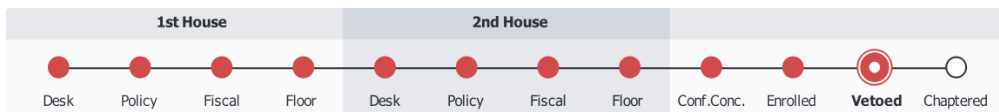
McKinnor, D

[HTML](#)

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California Dream for All Program: descendants of formerly enslaved people.

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Bill information

Status: 10/13/2025 - Vetoes by Governor. Consideration of Governor's veto pending.

Summary: The California Housing Finance Agency, part of the Department of Housing and Community Development, provides loans for affordable housing projects. The California Dream for All Program offers shared appreciation loans to qualified first-time homebuyers, funded by the California Dream for All Fund. A new bill proposes that once a certification process for descendants of American slavery is established by a new Bureau, at least 10% of the funds must be allocated to certified descendants, provided they qualify for loans under the program. This bill will only take effect if SB 518—which creates the Bureau for Descendants of American Slavery—is passed by January 1, 2027.

Current Analysis: 09/09/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/13/2025 - Vetoed

Governo VETOED: 10/13/2025 [PDF](#)
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AB 87

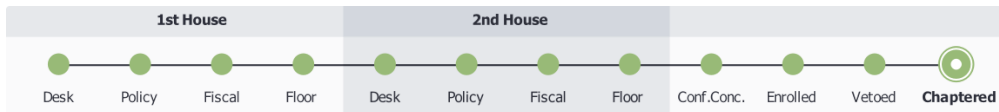
Boerner, D

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Housing development: density bonuses.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 486, Statutes of 2025.

Summary: The Density Bonus Law mandates that cities or counties provide housing developers with certain benefits, like increased housing density and relaxed development standards, if they meet specific requirements, such as including designated affordable units. The new bill clarifies that these provisions do not obligate local governments to apply such incentives or waivers to transient lodging, like hotels, unless specified. It also notes that if another related bill, SB 92, is enacted, the changes this bill proposes will only take effect if it is enacted after SB 92.

Current Analysis: 09/02/25 [S Floor Analyses](#) (text 08/27/25)

Current Text: 10/10/2025 - Chaptered

Chapter No. 486

AB 238

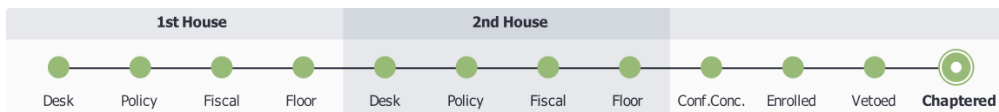
Harabedian, D

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Mortgage forbearance: state of emergency: wildfire.

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Bill information

Status: 09/22/2025 - Chaptered by Secretary of State - Chapter 128, Statutes of 2025

Summary: The bill builds upon existing law by allowing borrowers facing financial hardship due to specific 2025 wildfires in California to request forbearance on their residential mortgage loans, specifically for properties with four or fewer residential units. It requires borrowers to affirm the hardship is due to the wildfire disaster. The bill mandates mortgage servicers to offer an initial forbearance period of up to 90 days, extendable in 90-day increments up to 12 months. During forbearance, servicers cannot charge late fees or a default interest rate and must not report negative credit information. They are also prohibited from initiating foreclosure processes during this period. Information on these forbearances and the required procedures must be publicly accessible on the Department of Financial Protection and Innovation's website. The bill also declares it effective immediately as an urgency statute and specifies that no state reimbursement is required for the changes presented.

Current Analysis: 09/02/25 [A Floor Analysis](#) (text 07/10/25)

Current Text: 09/22/2025 - Chaptered

Chapter No. 128

Governor's Message: CHAPTERED: 9/22/2025 [PDF](#)

AB 239

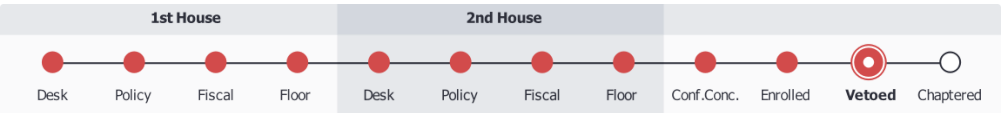
Harabedian, D

HTML

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State-led County of Los Angeles disaster housing task force.

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Bill information

Status: 10/13/2025 - Vetoes by Governor. Consideration of Governor's veto pending.

Summary: The existing law defines the roles of the Department of Housing and Community Development (HCD) and the Office of Emergency Services (OES). HCD is responsible for updating California's Statewide Housing Plan, while OES handles the state's emergency and disaster response efforts. The proposed bill mandates HCD to establish a disaster housing task force in the County of Los Angeles, specifically to coordinate efforts with FEMA, OES, and local governments to rebuild housing affected by wildfires starting from January 7, 2025. The task force must appoint a state disaster housing coordinator to expedite resource delivery and report annually on housing reconstruction progress, starting April 1, 2026. These provisions will remain in effect until June 30, 2028. The bill highlights the necessity for this statute specifically for Los Angeles and Ventura Counties and will take effect immediately as an urgency statute.

Current Analysis: 09/04/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/13/2025 - Vetoes

Governor's Message: VETOED: 10/13/2025 [PDF](#)

AB 246

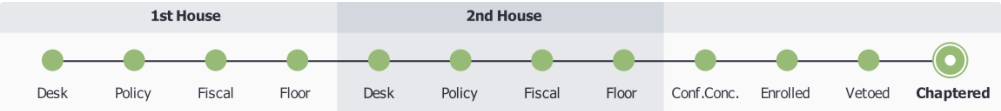
Bryan, D

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Social Security Tenant Protection Act of 2025.

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Bill information

Status: 10/06/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 337, Statutes of 2025.

Summary: The existing law states that a tenant can be guilty of unlawful detainer, or illegal occupation, if they remain in a rental property without the landlord's permission after failing to pay rent or violating lease terms. Tenants in default must receive a written 3-day notice to fix the issue or vacate. Until 2030, landlords cannot evict tenants without just cause. The new Social Security Tenant Protection Act of 2025, effective until January 20, 2029, allows tenants to use Social Security hardship as a defense in eviction cases for nonpayment. This hardship is defined as income loss due to interrupted Social Security benefits from federal action or inaction. Tenants must prove this hardship to halt an eviction. However, tenants must still pay overdue rent once benefits resume, either in full

or through a payment plan, within 14 days. If resolved, the court will dismiss the eviction case. The Judicial Council must update relevant forms by January 1, 2027.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 08/18/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 337

AB 253

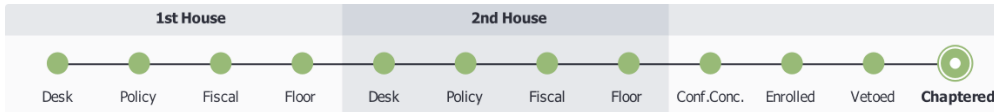
Ward, D

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California Residential Private Permitting Review Act: residential building permits.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 487, Statutes of 2025.

Summary: The California Residential Private Permitting Review Act mandates several changes to the residential building permit process for counties and cities. It requires local governments prescribing permit fees to publish a fee schedule online. The bill removes the previous requirement for local authorities to hire private entities for plan checks if the process exceeds 30 days. Instead, it allows applicants to hire a private professional if local processing takes too long. This private provider must submit an affidavit and a report under penalty of perjury, which the local agency must review within 10 business days. The applicant may resubmit corrected plans if initially non-compliant. The bill adjusts requirements for postentitlement phase permits, ensuring compliance occurs if a private provider checks the plans. While indemnifying local agencies from liability related to the privately checked plans, it specifies that public agencies are not liable for injuries resulting from their actions or omissions in permitting decisions. The bill also mandates that starting in 2027, the annual report on housing development must include data on permits reviewed by private professionals and the resources dedicated to permit processing. This bill emphasizes that these changes apply statewide and take effect immediately as an urgency statute, without requiring state reimbursement for local implementation costs.

Current Analysis: 09/12/25 [A Floor Analysis](#) (text 09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 487

AB 255

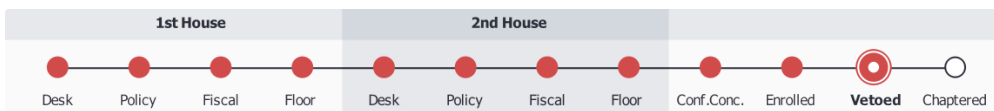
Haney, D

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The Supportive-Recovery Residence Program.

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Bill information

Status: 10/01/2025 - Vetoed by Governor. Consideration of Governor's veto pending.

Summary: Existing law in California establishes the Interagency Council on Homelessness to oversee Housing First guidelines, which focus on providing immediate access to housing without prerequisites. It requires state agencies funding housing programs for the homeless or at-risk populations to adhere to Housing First policies, which include a harm-reduction approach to substance use. The proposed bill would allow state-funded programs to support "supportive-recovery residences" that prioritize abstinence, provided

they meet specific criteria, such as using 90% of program funds for harm-reduction housing or services. Additionally, the bill mandates monitoring these programs to ensure they emphasize long-term housing stability and prohibit eviction due to relapse. If a tenant wishes to leave or is at risk of eviction from a supportive-recovery residence, they must be ensured a new permanent housing option following harm-reduction principles. The bill also emphasizes the importance of supportive housing and services in providing access to medication for health conditions and training for overdose prevention. Moreover, it requires the Department of Housing and Community Development to adopt national standards for supportive-recovery residences that receive public funds and set up a verification process to ensure compliance with Housing First components. The department may charge an annual fee, capped at \$100, to cover the cost of verifying compliance, with proceeds going into a dedicated fund.

Current Analysis: 09/09/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/01/2025 - Vetoed

Governo VETOED: 10/1/2025 [PDF](#)
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AB 299

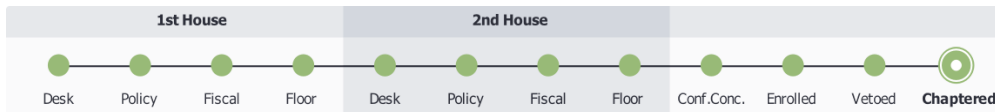
Gabriel, D

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Motels, hotels, and short-term lodging: disasters.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 531, Statutes of 2025.

Summary: Existing law regulates tenancy terms and excludes hotel or motel occupants if their stay is 30 days or less. Landlords use an unlawful detainer action to evict tenants. However, under this bill, residents in lodgings due to a disaster that made their previous homes uninhabitable will not be treated as tenants for eviction purposes until they have been there for at least 270 days. This provision will be in effect until January 1, 2031, and the bill is set to take effect immediately as an urgency statute.

Current Analysis: 09/13/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 531

AB 301

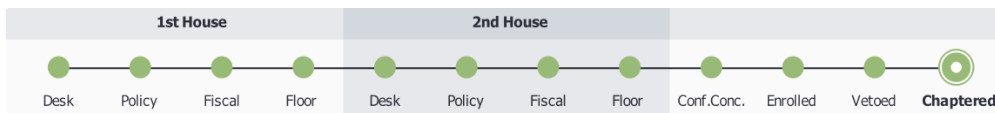
Schiavo, D

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Planning and zoning: housing development projects: postentitlement phase permits: state agencies.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 488, Statutes of 2025.

Summary: The existing law requires local agencies to provide a list of necessary information for approving or denying postentitlement phase permits, examples of complete applications,

and complete sets of permits for at least five types of housing projects by January 1, 2024. It also establishes deadlines for reviewing these applications and specifies penalties for not adhering to the timelines. A "postentitlement phase permit" includes various permits issued by local agencies. The new bill extends these requirements to state agencies, requiring them to post this information and examples online by January 1, 2026. If a state agency fails to meet the review deadlines, the permit is automatically approved. The bill expands the definition of "postentitlement phase permit" to include those issued by state agencies necessary for starting construction on primarily residential developments, while specifying certain exceptions. The bill is designed to take effect immediately.

Current Analysis: 09/12/25 [A Floor Analysis](#) (text 07/17/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 488

AB 357

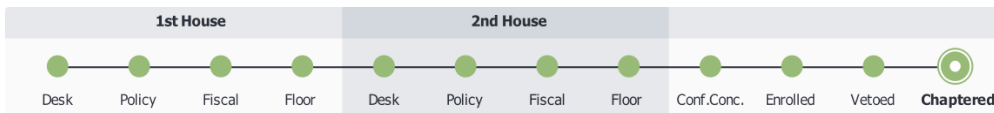
Alvarez, D

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Coastal resources: coastal development permit application: higher education housing project.

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Bill information

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 256, Statutes of 2025

Summary: The Coastal Act of 1976, overseen by the California Coastal Commission, mandates obtaining a coastal development permit for any development in the coastal zone. The Act allows for the creation and approval of long-range land use development plans to streamline planning processes for state or private universities, as an alternative to individual project reviews. It limits the conditions the commission can impose on certified projects and enables the issuance of permit waivers for minimal impact developments. A new bill proposes that the commission defer to universities in determining parking needs for housing facilities and authorizes the commission's executive director to classify some plan amendments as minimal impact, specifying procedures for their approval. Additionally, this bill requires the commission to track and make public on its website any development plans or amendments submitted by universities.

Current Analysis: 09/12/25 [A Floor Analysis](#) (text 07/10/25)

Current Text: 10/03/2025 - Chaptered
Chapter No. 256

AB 368

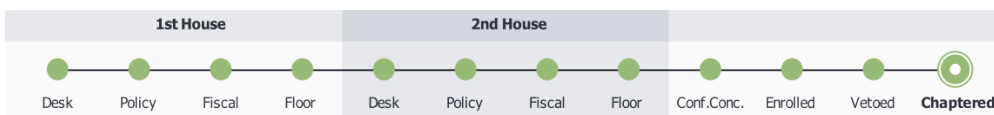
Ward, D

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Energy: building standards: passive house standards.

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Bill information

Status: 10/01/2025 - Chaptered by Secretary of State - Chapter 145, Statutes of 2025

Summary: The existing law mandates the State Energy Resources Conservation and Development Commission to set regulations for building standards focused on reducing wasteful energy and water consumption in new residential and nonresidential buildings. The new bill proposes that the commission evaluate the cost-effectiveness of passive house energy

efficiency standards, tailored to California's climate zones. This evaluation will use metrics like long-term system costs and consider the two models required for passive house certification. The aim is to compare the cost-effectiveness of passive house construction with current building practices. The commission is required to submit a report detailing its findings and recommendations to the Legislature by July 1, 2028.

Current Analysis: 09/09/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/01/2025 - Chaptered
Chapter No. 145

AB 385

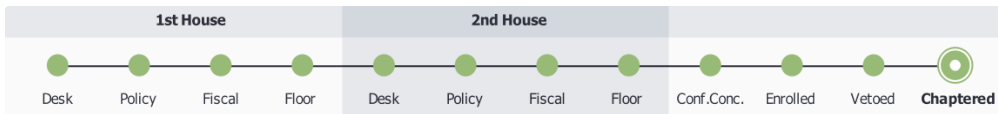
Ramos, D

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Regional park property: County of San Bernardino: Glen Helen Regional Park.

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Bill information

Status:

10/03/2025 - Chaptered by Secretary of State - Chapter 259, Statutes of 2025

Summary:

The Roberti-Z'berg-Harris Urban Open-Space and Recreation Program Act offers grants to cities, counties, and certain districts for recreational or open-space projects based on population and need, with strict usage rules. A new bill allows San Bernardino County to sell up to 42 acres of Glen Helen Regional Park, including parts funded by these grants, if they acquire replacement parkland with equal or greater recreational value, approved by the Department of Parks and Recreation, at no cost to the state or county. The county must provide an independent appraisal and title reports for both the current and replacement properties. Additionally, they must finalize an agreement with the department to transfer all responsibilities linked to any existing grant to the new park property. These conditions must be met by January 1, 2029, or the authorization becomes invalid.

Current Analysis: 08/27/25 [A Floor Analysis](#) (text 07/02/25)

Current Text: 10/03/2025 - Chaptered
Chapter No. 259

AB 391

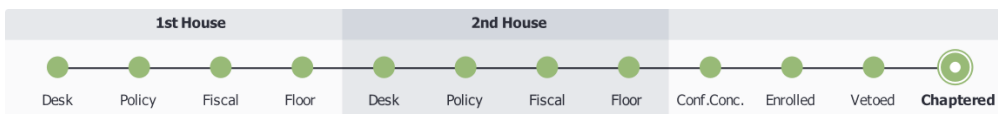
Rodriguez, Michelle, D

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Mobilehome parks: notices to homeowners and residents.

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Bill information

Status:

10/06/2025 - Chaptered by Secretary of State - Chapter 339, Statutes of 2025

Summary:

The Mobilehome Residency Law regulates the terms of living in mobilehome parks and details what should be included in rental agreements, such as a copy of the law itself and a notice about the rights and responsibilities of homeowners and managers. These documents must typically be delivered personally or by mail to homeowners each year. Current law allows combining these notices into one if delivered before February 1. The proposed bill would require that these notices be sent to both the homeowner and the resident of the mobilehome. It also introduces the option of delivering notices via email if affirmative consent is given by the homeowner or resident. Consent to receive notices by email can be revoked at any time without any consequences. Furthermore, management would need to confirm in writing that a homeowner or resident has opted for email delivery.

and can withdraw this consent. The bill also includes some minor, non-substantive updates to reflect existing law.

Current Analysis: 09/02/25 [A Floor Analysis](#) (text 07/08/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 339

AB 414

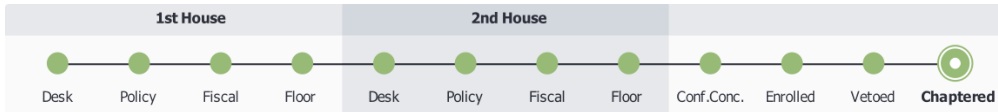
Pellerin, D

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Residential tenancies: return of security.

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Bill information

Status:

10/06/2025 - Chaptered by Secretary of State - Chapter 340, Statutes of 2025

Summary:

Current law regulates residential rental agreements by limiting the security deposit a landlord can ask for to the equivalent of one month's rent. This deposit is intended to cover specific costs, and landlords must return any remaining balance with an itemized statement within 21 days after a tenant leaves. The new bill proposes changes: if a landlord received payments electronically, they must return the security deposit electronically, unless agreed otherwise in writing. Landlords must inform tenants of their right to receive the deposit electronically. The bill also allows itemized statements to be sent by email or traditional mail, based on mutual agreement. If there are multiple adult tenants, the landlord must issue the refund check to all tenants jointly, unless another arrangement is agreed upon in writing.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 08/19/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 340

AB 417

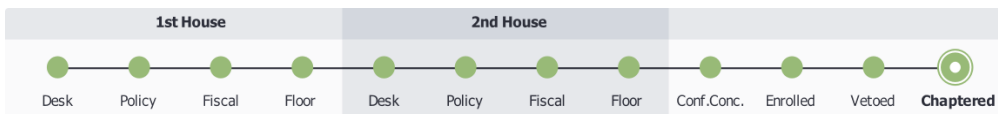
Carrillo, D

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Local finance: enhanced infrastructure financing districts: community revitalization and investment authorities.

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Bill information

Status:

10/03/2025 - Chaptered by Secretary of State - Chapter 260, Statutes of 2025

Summary:

The proposed bill makes several revisions to laws surrounding enhanced infrastructure financing districts and community revitalization authorities: 1. **Enhanced Infrastructure Financing Districts (EIFD):** - The bill revises the authorization for city or county legislative bodies to designate an EIFD to finance projects aimed at fostering community economic recovery, rather than specifically recovery from the COVID-19 pandemic. - It modifies the process for amending infrastructure financing plans, allowing for changes or inclusion of a new taxing entity to be approved by majority vote after appropriate notice. - Annual reporting requirements now demand reports to be adopted within seven months of the fiscal year's end, aligning with new amendment procedures. - The bill allows taxing entities to join the district and participate in tax divisions any time after the district is formed, streamlining initial and subsequent participation. 2. **Community Revitalization and Investment Authorities (CRIA):** - The bill lowers the land area requirement

characterized by certain conditions from 70% to 60% within community revitalization areas. The conditions include median household income under 80% of broader averages and the presence of deteriorated structures. - It reduces the number of required public hearings for adopting community revitalization plans from three to two, simplifying the planning process. - Public notice requirements are altered, allowing combined mail notices for meetings 40 days prior instead of separate notices. - Additionally, the bill specifies language requirements for notices, mandating bilingual or multilingual notices in areas where 20% or more of the population speak a non-English language. These changes aim to streamline processes, enhance flexibility for financing, and ensure effective communication with communities involved.

Current Analysis: 06/19/25 [S Floor Analyses](#) (text 03/27/25)

Current Text: 10/03/2025 - Chaptered
Chapter No. 260

AB 457

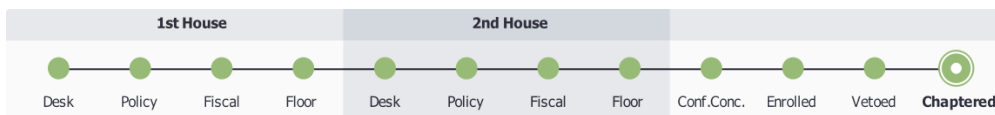
Soria, D

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Farmworker housing: streamlined, ministerial approval: Counties of Fresno, Madera, and Merced.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 490, Statutes of 2025.

Summary: The existing law allows developers to apply for streamlined approval of eligible agricultural employee housing projects, without needing a conditional use permit, if they meet certain criteria. These criteria include being located in specific areas of Santa Clara or Santa Cruz counties, within 15 miles of farmland or grazing areas, and not on or near industrial sites. An eligible development is defined as having up to 36 housing units, or up to 150 units if in Santa Clara or Santa Cruz, intended for single families or households. The new bill expands eligibility to include similar developments in Fresno, Madera, or Merced counties, adhering to the same location and industrial site restrictions. It also raises the unit cap to 150 for projects in these new counties. By broadening eligible developments, local officials will have increased responsibilities, creating a state-mandated local program. However, the bill argues that no state reimbursement is needed for these changes, even as it acknowledges the specific needs of Fresno, Madera, and Merced counties.

Current Analysis: 08/21/25 [S Floor Analyses](#) (text 02/06/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 490

AB 462

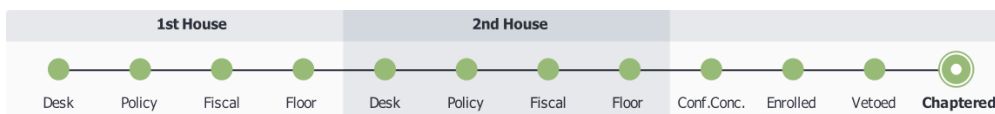
Lowenthal, D

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Land use: accessory dwelling units.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 491, Statutes of 2025.

Summary: The existing law allows for the creation of accessory dwelling units (ADUs) in residential areas through local ordinances or by default if no ordinance exists, adhering to certain standards. Typically, an ADU cannot receive a certificate of occupancy before the primary dwelling does. However, this bill introduces an exception: in counties where a state of emergency is declared by the Governor on or after February 1, 2025, a local agency must issue an occupancy certificate for an ADU even if the main house lacks one, provided that certain conditions are met, such as damage due to the emergency. The bill also changes how permits for ADUs and coastal development are processed. Permitting agencies must approve or deny ADU permit applications within 60 days, with automatic approval if they fail to act. This can be delayed if the ADU is part of a dual application with a new primary dwelling. Similarly, under the California Coastal Act, a local government or the commission must decide on coastal development permits for ADUs within 60 days, unless they are part of a paired application with a new dwelling. This legislation addresses issues of statewide concern and applies to all cities. No state reimbursement for local agency costs is required under this act. The bill is designed to take effect immediately as an urgency statute.

Current Analysis: 09/12/25 A Floor Analysis (text 08/29/25)	Current Text: 10/10/2025 - Chaptered Chapter No. 491
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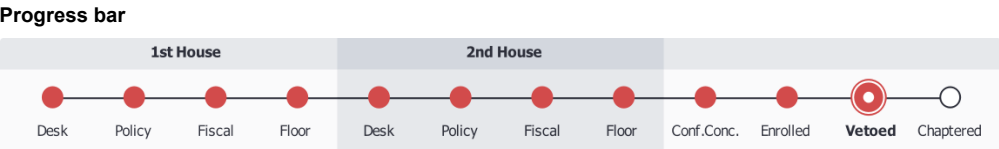
AB 474

Ward, D

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Housing discrimination: nonprofit home-sharing program: eligibility for public social services.



Bill information

Status: 10/01/2025 - Vetoed by Governor. Consideration of Governor's veto pending.

Summary: The California Fair Employment and Housing Act currently prohibits housing discrimination but allows owner-occupiers to refuse renting a room in their house to a boarder under specific conditions. The proposed bill expands this exemption to include landlords participating in nonprofit home-sharing programs, meaning they could also refuse to rent to tenants. Additionally, the bill affects public social services programs by excluding income earned from nonprofit home-sharing from being considered when determining eligibility for benefits like SSI/SSP, CalWORKs, CalFresh, and Medi-Cal. The Department of Social Services is tasked with obtaining necessary federal waivers for implementing these changes, while Health Care Services must adhere to certain conditions for Medi-Cal. This adjustment aims to expand social service eligibility, increasing responsibilities for counties in the process. Finally, if state-mandated costs arise from these changes, reimbursement rules outlined by the California Constitution will apply, whereby the state must cover eligible expenses incurred by local agencies or school districts.

Current Analysis: 09/10/25 A Floor Analysis (text 09/05/25)	Current Text: 10/01/2025 - Vetoed
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Governor's Message: VETOED: 10/1/2025 [PDF](#)

AB 480

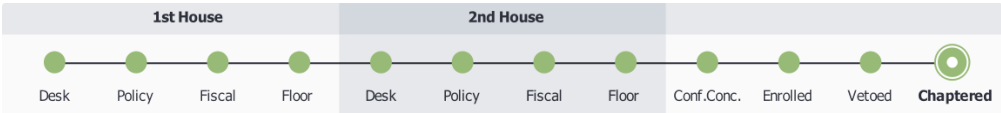
Quirk-Silva, D

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Personal Income Tax Law: Corporation Tax Law: insurance tax law: low-income housing tax credit:

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 492, Statutes of 2025.

Summary: The existing law in California involves a low-income housing tax credit program managed by the California Tax Credit Allocation Committee (CTCAC). This program aligns with federal law to provide state tax credits to qualified low-income housing projects and farmworker housing that already qualify for or have received a federal low-income housing tax credit. There is a cap on the total annual state credits available, which requires a corresponding federal tax credit. The law currently allows taxpayers to elect to sell all or a portion of their credits when they apply to the CTCAC. The new bill proposes allowing this election to be made according to the CTCAC's prescribed procedures.

Current Analysis:	08/29/25 S Floor Analyses (text 02/10/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	492

Governo CHAPTERED: 10/10/2025 [PDF](#)
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[AB 507](#)

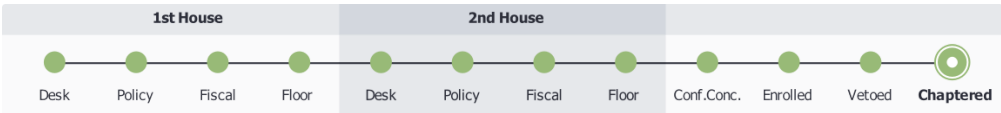
[Haney, D](#)

[HTML](#)

[PDF](#)

Adaptive reuse: streamlining: incentives.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 493, Statutes of 2025.

Summary: This bill modifies existing planning and zoning laws to streamline the approval process for adaptive reuse projects, wherein existing buildings are repurposed for new uses like residential housing. It designates these projects as "use by right" in all zones (except specific industrial zones) if they meet certain conditions, including affordability criteria and historic preservation standards. Adaptive reuse projects will not require conditional use permits and are exempt from certain local development standards and impact fees unrelated to their change of use. The bill also mandates compliance with specific labor standards and allows local governments to implement their own regulations, providing they do not infringe on the right to pursue adaptive reuse projects. A key feature of this bill is its exemption of adaptive reuse projects from the California Environmental Quality Act (CEQA), thus expediting their approval process. It adjusts housing law references to ensure compliance with state laws, allowing state-level authorities to intervene when local governments fail to adhere to the prescribed processes. Additionally, the bill permits the establishment of an adaptive reuse investment incentive program, starting fiscal year 2026–27, to provide tax incentives to projects that qualify under the streamlined process. Changes made by this bill are framed as addressing statewide concerns, thereby applying to all cities, including charter cities. Lastly, the bill determines that no state reimbursement for local agencies or school districts is necessary, as it does not impose mandated costs.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 493

AB 610

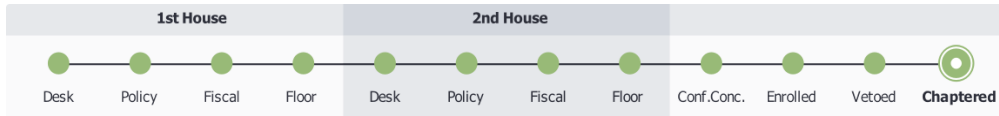
Alvarez, D

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Housing element: governmental constraints: disclosure statement.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 494, Statutes of 2025.

Summary: The Planning and Zoning Law mandates that cities and counties create a general plan, which includes a housing element for land use development. The Housing Element Law outlines the obligations for this element and demands assessment and approval by the Department of Housing and Community Development to ensure compliance. The law requires analyzing governmental constraints impacting housing for various income levels, including local ordinances affecting housing costs and supply. Cities and counties must show efforts to mitigate these constraints to meet regional housing needs. The proposed bill introduces a new requirement for a "governmental constraints disclosure statement" for the 7th and subsequent revisions of the housing element. This statement identifies any constraints introduced after the previous plan's deadline. This bill establishes a state-mandated program by imposing these requirements on local governments and asserts the changes concern statewide interests, affecting all cities, including charter cities. Additionally, it aligns with other legislative proposals, SB 340 and AB 650, if enacted together. The California Constitution normally requires state reimbursement of local costs from such mandates, but this bill specifies no reimbursement will be provided for stated reasons.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 494

AB 628

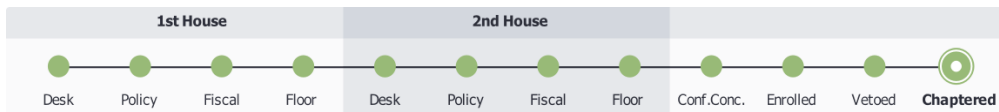
McKinnor, D

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Hiring of real property: dwellings: untenability.

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Bill information

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 342, Statutes of 2025

Summary: Existing law mandates that dwelling units maintain specific qualities to be tenantable, such as adequate heating and hot water, complying with legal standards. This bill adds the requirement for a stove and refrigerator, both in good working order, for leases made, amended, or extended starting January 1, 2026. It specifies that landlords must repair or replace stoves or refrigerators within 30 days if they are recalled by manufacturers or public entities. Tenants and landlords can agree, when signing a lease, for tenants to provide their own refrigerators under certain conditions. However, these new requirements do not apply to specific dwelling types, like permanent supportive housing. Current laws

allow tenants to repair untenable conditions themselves or leave the premises if landlords neglect repairs. This bill clarifies it does not restrict tenants from using these existing remedies even with the new repair requirements.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 342

AB 632

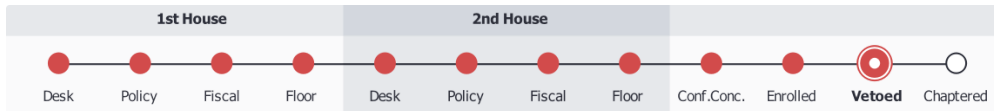
Hart, D

[HTML](#)

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Local ordinances: administrative fines or penalties.

Progress bar



Bill information

Status: 10/11/2025 - Vetoes by Governor. Consideration of Governor's veto pending.

Summary: The existing law allows local agencies to establish ordinances imposing administrative fines or penalties for violations. These agencies must create procedures for imposing, enforcing, collecting, and reviewing these penalties. The new bill permits local agencies to file a certified copy of a final order for such fines with the superior court, prompting immediate judgment. Additionally, the bill allows agencies to create an ordinance to collect fines through a lien on the property where the violation occurred, if certain criteria are met. This bill clarifies that these remedies are additional to any other legal options available.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 08/19/25)

Current Text: 10/11/2025 - Vetoes

Governor's Message: VETOED: 10/11/2025 [PDF](#)

AB 648

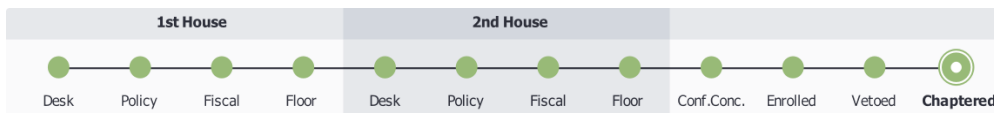
Zbur, D

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[PDF](#)

Community colleges: housing: local zoning regulations: exemption.

Progress bar



Bill information

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 378, Statutes of 2025

Summary: The existing law sets up the California Community Colleges under the Board of Governors, allowing community college districts to run campuses and provide education. The proposed bill states that these college districts don't need to follow city zoning laws for housing projects on their property if specific conditions are met. If the housing includes units for faculty and staff, the college must ensure some units are offered at affordable rates for extremely low-income and lower-income faculty and staff. The bill further states that these changes are of statewide concern and apply to all cities, including charter cities.

Current Analysis: 09/09/25 [A Floor Analysis](#) (text 09/02/25)

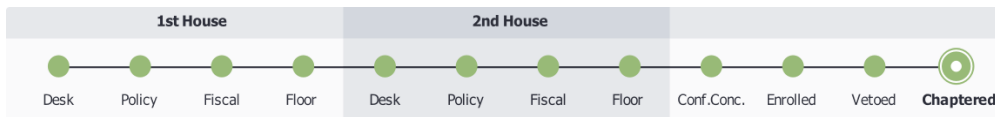
Current Text: 10/06/2025 - Chaptered
Chapter No. 378

AB 670

Quirk-Silva, D

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Planning and zoning: housing element: converted affordable housing units.**Progress bar****Bill information**

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 701, Statutes of 2025.

Summary: The Planning and Zoning Law mandates that each city, county, and city-county adopt a general plan, which includes a housing element. After a general plan is adopted, the planning agency must provide an annual report by April 1 each year to certain entities, detailing housing development applications received, housing units demolished, and new units built. Starting with the report due by April 1, 2027, new requirements will be added, including detailed information on new housing units, demolished units, and replacement units. For the housing element portion of the report, current law allows including the number of multifamily building units converted to moderate-income, deed-restricted rental housing. The proposed bill will, from April 1, 2027, allow for the inclusion of units converted to affordable housing with long-term covenants ensuring availability to low-income households for at least 55 years. These changes will be implemented if both this bill and AB 726 are enacted, with this bill being enacted last.

Current Analysis: 09/12/25 [A Floor Analysis](#) (text 09/05/25)

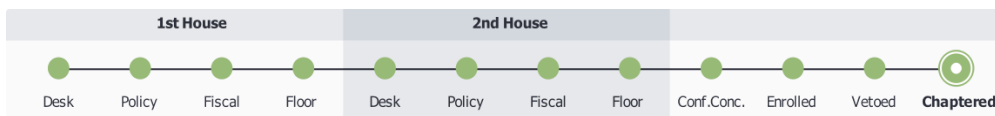
Current Text: 10/13/2025 - Chaptered
Chapter No. 701

AB 678

Lee, D

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Interagency Council on Homelessness.**Progress bar****Bill information**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 495, Statutes of 2025.

Summary: Existing law mandates the Governor to establish an Interagency Council on Homelessness, which includes specified members and works to coordinate efforts among government entities and organizations to end homelessness. The council is tasked with forming partnerships across various sectors and recommending policies to legislators. The new bill adds that the council must work with LGBTQ+ community representatives to recommend policies and best practices for inclusive services. Additionally, it requires expanding data collection to better understand the needs of LGBTQ+ individuals in state homelessness programs. By July 1, 2027, the council must submit a report to certain legislative committees on these recommendations.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 495

AB 712

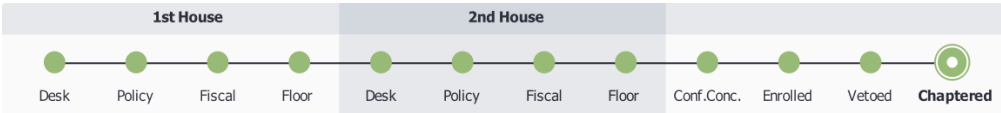
Wicks, D

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Housing reform laws: enforcement actions: fines and penalties.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 496, Statutes of 2025.

Summary: The text explains recent legislative amendments to the Planning and Zoning Law regarding affordable housing. It outlines that courts can award legal costs to a public entity or nonprofit if they prevail in legal actions involving housing development approvals. The new bill expands protections for applicants of housing development projects. If an applicant successfully enforces a public agency's compliance with housing reform laws, they can claim reasonable attorney's fees and costs. The bill also mandates fines for non-compliant local agencies and extends the time limit for legal actions by 60 days after notifying the agency of intent to sue. Additionally, public agencies cannot require applicants to indemnify them in cases where the applicant alleges agency violations of housing reform laws. The bill defines "housing reform law" as a law designed to protect housing project applicants or limit public agencies for their benefit.

Current Analysis:	09/04/25 A Floor Analysis (text 07/03/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	496

AB 726

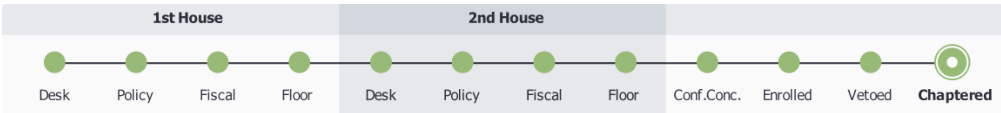
Ávila Farías, D

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Planning and zoning: annual report: rehabilitated units.

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Bill information

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 704, Statutes of 2025.

Summary: The Planning and Zoning Law mandates that each county and city develop a long-term general plan for their physical development, including a housing element, and submit an annual report by April 1. This report must be sent to entities like the Office of Land Use and Climate Innovation and the Department of Housing and Community Development, detailing their progress in meeting regional housing needs. The new bill allows local agencies to include in their annual reports the number of existing deed-restricted affordable housing units that are at least 15 years old and have been significantly rehabilitated with at least \$60,000 per unit from local funds. These units, however, cannot be considered when determining eligibility for streamlined approvals. The bill also updates references to the Office of Land Use and Climate Innovation and includes changes proposed by another bill, AB 670, which will become operative only if both bills are enacted and this bill is the last to be enacted.

Current Analysis:	09/12/25 A Floor Analysis (text 09/04/25)	Current Text:	10/13/2025 - Chaptered
		Chapter No.	704

AB 790

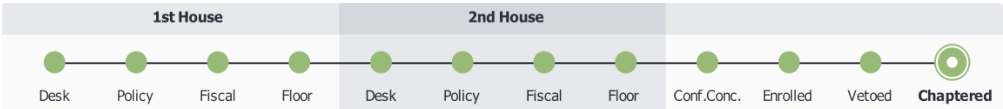
Ávila Farías, D

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Homelessness: single women with children.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 499, Statutes of 2025.

Summary: Existing law mandates that from January 1, 2024, cities, counties, and continuums of care in California receiving state funding for homelessness must include families, domestic violence survivors, and unaccompanied women as vulnerable populations needing specific system supports. These entities must create analyses and goals with victim service providers to cater to these groups' specific needs, using data measures not covered in the Homeless Management Information System, following federal policies and guidelines. The Interagency Council on Homelessness is required to set and track progress on goals to prevent and end homelessness among these groups. The proposed bill adds women with children to this list and requires the results of these analyses and goals to be submitted to and posted online by the Interagency Council on Homelessness. This bill imposes a state-mandated program, and if deemed to have state-mandated costs, the state must reimburse local agencies according to established procedures.

Current Analysis: 08/29/25 [S Floor Analyses](#) (text 05/05/25)

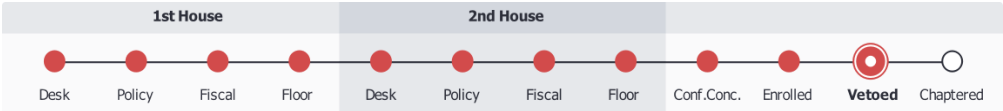
Current Text: 10/10/2025 - Chaptered

Chapter No. 499

[AB 797](#) [Harabedian, D](#) [HTML](#) [PDF](#)

Community Stabilization Act: Counties of Los Angeles and Ventura.

Progress bar



Bill information

Status: 10/13/2025 - Vetoes by Governor. Consideration of Governor's veto pending.

Summary: The proposed legislation, titled the Community Stabilization Act, builds on the existing Bergeson-Peace Infrastructure and Economic Development Bank Act, which authorizes the California Infrastructure and Economic Development Bank (I-Bank) to support economic and public development projects. The new bill mandates the I-Bank to create a program to issue securities specifically aimed at stabilizing property values in areas affected by disasters. This program will cease by January 1, 2030. Qualified investors can purchase these securities, with funds directed to investment entities managing disaster-impacted residential land until resold at market value. Profits will be shared between investors and the I-Bank after covering administrative costs. The securities must meet municipal bonding requirements, be funded through the federal Community Reinvestment Act, and involve payback within seven years through a liquidity event, such as property sale or refinance. Funds from security sales will go into a newly established Community Stabilization Fund, continuously appropriated to the I-Bank for allocation in Los Angeles and Ventura Counties, and areas declared disaster zones by the Governor. Investment entities must adhere to various criteria, including focusing on wildfire-damaged residential properties. A final report on this program is due by 2034. The bill is designed as a special statute for Los Angeles and Ventura Counties and will become effective immediately due to its urgency.

Current Analysis: 09/09/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/13/2025 - Vetoed

Governo VETOED: 10/13/2025 [PDF](#)
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AB 806

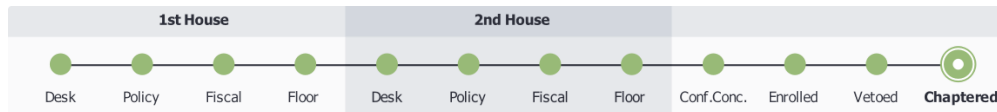
Connolly, D

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Mobilehomes: cooling systems.

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Bill information

Status:

10/06/2025 - Chaptered by Secretary of State - Chapter 343, Statutes of 2025

Summary:

The Mobilehome Residency Law governs mobilehome park tenancies, setting out the rights of residents and homeowners. This new bill addresses mobilehome parks within subdivisions, cooperatives, or condominiums, and makes any clauses in rental agreements that restrict the installation or use of cooling systems void and unenforceable. Management or ownership cannot prohibit or restrict the installation, upgrading, or use of cooling systems in mobilehomes, except under specific circumstances. Termination of tenancy for using or upgrading cooling systems is prohibited. Violations of this provision can lead to the responsible entity being liable for actual damages and a civil penalty up to \$2,000 to the affected party.

Current Analysis: 09/03/25 [A Floor Analysis](#) (text 08/29/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 343

AB 863

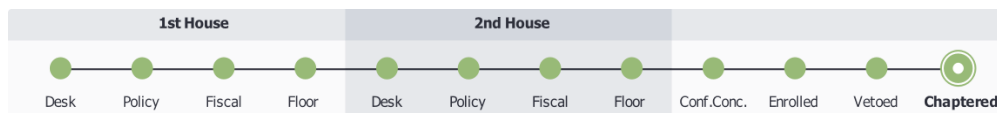
Kalra, D

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Residential rental properties: language requirements.

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Bill information

Status:

10/06/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 344, Statutes of 2025.

Summary:

The existing law specifies procedures for landlords to initiate civil actions called unlawful detainer suits to remove tenants, including serving defendants with a summons and complaint. The summons must instruct the defendant to respond within 30 days, warn that a default judgment may be entered without a response, advise the defendant of their right to legal counsel, and display a notice, in English and Spanish, that the defendant is being sued. A proposed bill mandates the creation of a standardized summons form, for use by January 1, 2027, in unlawful detainer cases. This new form would contain all necessary information and be available in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean, and would be published on the Judicial Council's website.

Current Analysis: 09/03/25 [A Floor Analysis](#) (text 08/18/25)

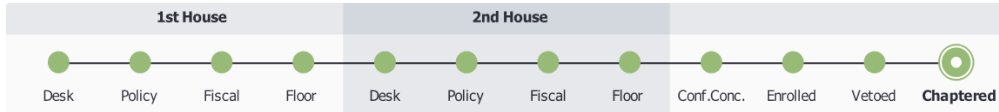
Current Text: 10/06/2025 - Chaptered
Chapter No. 344

AB 893

Fong, D

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Housing development projects: objective standards: campus development zone.**Progress bar****Bill information**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 500, Statutes of 2025.

Summary: The Affordable Housing and High Road Jobs Act of 2022 allows development proponents to apply for affordable or mixed-income housing projects within specific zones where office, retail, or parking uses are primarily permitted. Such projects are granted "use by right" status and are subjected to streamlined ministerial review processes that disregard certain environmental assessments under the California Environmental Quality Act (CEQA), primarily reducing its applicability to these projects. This legislation mandates the Department of Housing and Community Development to conduct two studies, by 2027 and 2031, to evaluate the act's outcomes. A new bill amends this act by limiting local government reviews of development sites to areas specifically impacted by construction. It ensures that existing easements do not disqualify properties from streamlined reviews and allows projects in campus development zones to qualify, provided they meet specific affordability standards. Additionally, the bill modifies parking setback requirements, applying them only to aboveground parking. The bill, while altering local approval criteria and expanding CEQA exemptions, states that no state reimbursement is needed for these mandates.

Current Analysis: 09/03/25 [A Floor Analysis](#) (text 08/25/25)

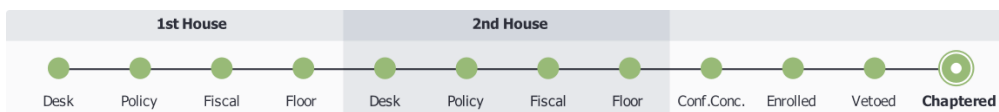
Current Text: 10/10/2025 - Chaptered
Chapter No. 500

AB 940

Wicks, D

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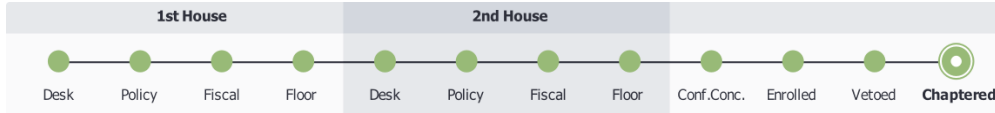
Economic development: industry strategies.**Progress bar****Bill information**

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 333, Statutes of 2025

Summary: The existing law tasks the Governor's Office of Business and Economic Development (GO-Biz) with leading economic strategy and promoting California for business and economic growth. A new bill mandates GO-Biz to create industry-specific strategies for key sectors identified in the California Jobs First State Economic Blueprint. These strategies should expand on the blueprint's recommendations to foster growth in these sectors. Each strategy must include an industry overview, highlight its importance to California, and suggest ways to increase jobs and investments. Specifically, GO-Biz must develop a strategy for the quantum technology subsector, giving it priority, and report this strategy to the Legislature by July 1, 2026. They are also authorized to develop strategies for other identified subsectors.

Current Analysis: 09/13/25 [A Floor Analysis](#) (text 09/09/25)

Current Text: 10/03/2025 - Chaptered
Chapter No. 333

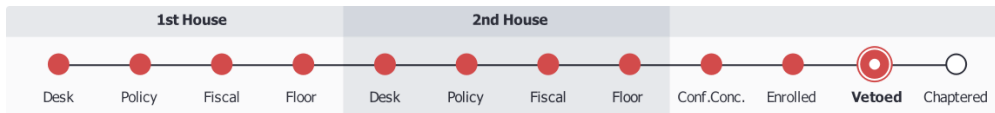
[AB 1021](#)[Wicks, D](#)[HTML](#)[PDF](#)**Housing: local educational agencies.****Progress bar****Bill information**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 503, Statutes of 2025.

Summary: The Planning and Zoning Law mandates that cities and counties create a long-term general plan for development, including a housing element. Until January 1, 2033, housing projects on local educational agency property are allowed if they meet conditions such as having at least ten units, offering 100% of the units for rent to local educational and public employees and the general public, and ensuring most units are affordable to lower or moderate-income households. This bill revises these provisions, extending them to January 1, 2036, and mandates that projects are subject to the Housing Accountability Act, allowing them a density bonus. Additionally, when selling or leasing excess real estate for teacher or employee housing, school districts can opt not to form an advisory committee. The California Environmental Quality Act (CEQA) usually requires a review for environmental impacts but exempts certain affordable housing projects. This bill includes educational agency properties in this exemption. The bill emphasizes statewide application, impacting all cities, including those with their own charters, and introduces new duties for local planning officials without requiring state reimbursement for these extra responsibilities.

Current Analysis: 09/03/25 [A Floor Analysis](#) (text 07/17/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 503

[AB 1026](#)[Wilson, D](#)[HTML](#)[PDF](#)**Public utilities: electrical corporations: energization.****Progress bar****Bill information**

Status: 10/03/2025 - Vetoes by Governor. Consideration of Governor's veto pending.

Summary: The Powering Up Californians Act mandates that by September 30, 2024, the Public Utilities Commission must set reasonable target times for connecting energy services and establish a way for customers to report delays. The commission must ensure electrical corporations meet these targets, with all reports made public. The bill requires large electrical corporations to list the information needed to approve or deny energy connection applications and provide examples of successful applications on their website. Corporations must promptly notify applicants via email when their application is approved, with responses also posted online if needed. Violating these requirements is considered a crime. Although violations could increase costs for local agencies, the bill specifies that no state reimbursement for these costs is required.

Current Analysis: 09/04/25 [A Floor Analysis](#) (text 07/08/25)

Current Text: 10/03/2025 - Vetoeed

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AB 1050

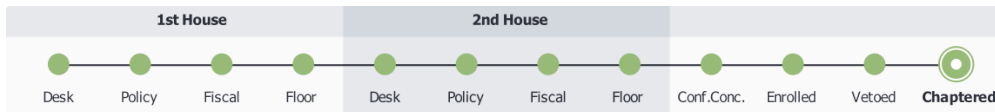
Schultz, D

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Unlawfully restrictive covenants: housing developments.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 504, Statutes of 2025.

Summary: Existing law states that certain restrictions on real property, such as limits on the number, size, or location of residences, are unenforceable against owners of affordable housing developments if specific conditions are met. The owner must submit a recorded modification document, along with the original covenant and supporting documents, to the county recorder and county counsel, who then confirm the property's qualification as affordable housing. This process does not permit developments inconsistent with local plans and zoning laws. The bill proposes to extend these provisions to housing developments within redeveloped commercial properties that incorporate residential uses allowed by state or local regulations. It also applies to reciprocal easement agreements and restrictions affecting property transfers that limit residential construction or use. The bill maintains that any development must comply with state housing laws. Additionally, it introduces new responsibilities for county officials, equating to a state-mandated local program, but specifies that no state reimbursement is necessary for the new duties imposed.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 504

Governo CHAPTERED: 10/10/2025 [PDF](#)
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AB 1061

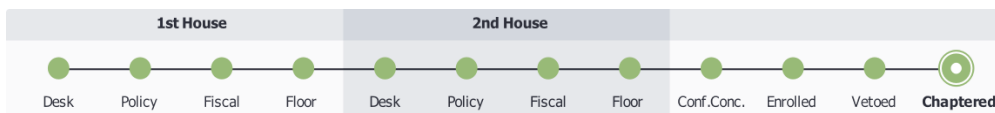
Quirk-Silva, D

HTML

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Housing developments: urban lot splits: historical resources.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 505, Statutes of 2025.

Summary: The text discusses legislation related to urban planning and zoning in California. Under existing laws, local governments can adopt ordinances to control land use and manage the design of subdivisions. The Subdivision Map Act gives local agencies the authority to

approve or reject development plans using set procedures. When a housing development meets specific criteria, including not being located in historic districts or landmarks, local agencies must consider approval without discretion. This proposed bill modifies existing law by specifying that local agencies must approve developments and urban lot splits that avoid historic properties or landmarks. The bill also permits local agencies to establish objective standards to preserve historical value in such districts. Furthermore, it requires that urban lot splits avoid altering significant structures. This legislative update increases local agencies' responsibilities, creating a state-mandated local program. However, the bill stipulates no state reimbursement is needed, adhering to constitutional requirements.

Current Analysis: 09/04/25 [A Floor Analysis](#) (text 07/10/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 505

AB 1154

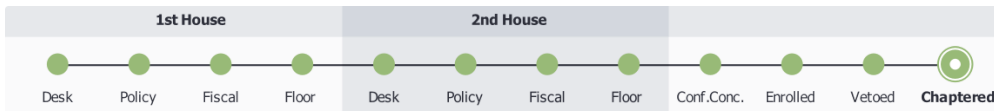
Carrillo, D

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[PDF](#)

Junior accessory dwelling units.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 507, Statutes of 2025.

Summary: The Planning and Zoning Law allows for the establishment of junior accessory dwelling units (JADUs) through local ordinances or ministerial approval if no local ordinance exists, following specific standards. Typically, a local ordinance mandates that the owner must live in the main single-family residence where a JADU is allowed. The new bill modifies this by applying the owner-occupancy requirement only if the JADU shares sanitation facilities with the existing home. Additionally, the bill mandates that JADUs must be rented for terms longer than 30 days. This legislation imposes additional requirements on local governments for JADU approvals, creating a state-mandated local program. While the California Constitution provides for state reimbursement of certain costs to local agencies, this bill specifies that no reimbursement is necessary.

Current Analysis: 09/02/25 [S Floor Analyses](#) (text 07/03/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 507

AB 1275

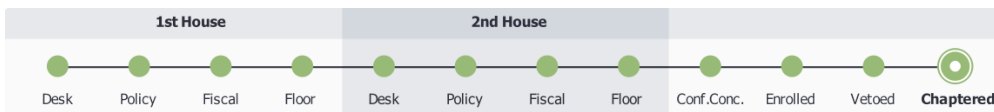
Elhawary, D

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Regional housing needs: regional transportation plan.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 593, Statutes of 2025.

Summary: The text outlines changes to existing planning and zoning laws, focusing on housing and transportation planning: 1. ****General Plan and Housing Element****: The law requires cities and counties to adopt long-term plans for development, including a housing element. These plans must inventory land suitable for residential development. The existing

process involves determining regional housing needs every few years. The bill proposes extending the timeline for these determinations from two to three years and requires earlier consultation between the department and councils of governments. 2. ****Subregional Entity Formation****: Cities and counties can form subregional entities to allocate housing needs within their areas. The current law requires these allocations to align with regional transportation plans. The bill changes the basis for allocations to a region's share in the current housing need allocation plan. 3. ****Transportation Plans and Sustainable Communities Strategy****: Transportation agencies must create plans that integrate transportation with regional development to meet greenhouse gas reduction targets for 2020 and 2035. The bill requires housing needs allocation to consider development patterns in these transportation plans more closely. 4. ****Allocation Plans Consistency****: The bill adjusts the requirement from ensuring consistency with sustainable community strategies to being informed by these strategies when developing housing allocation plans. 5. ****Legislative Intent and Coordinated Planning****: The bill emphasizes coordinating housing planning with transportation strategies. Legislative intentions include ensuring that housing distributions reflect sustainable development. 6. ****Interconnected Legislation Changes****: It incorporates changes contingent upon other bills (SB 486 and AB 650) being passed, ensuring that related legislative efforts are harmonized. 7. ****State-Mandated Local Program****: The bill implies additional state-imposed requirements on local entities, potentially incurring costs. California law requires these costs to be reimbursed to local governments, and this bill ensures provisions are made for such reimbursements if determined necessary by the State Commission on Mandates.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 593

AB 1299

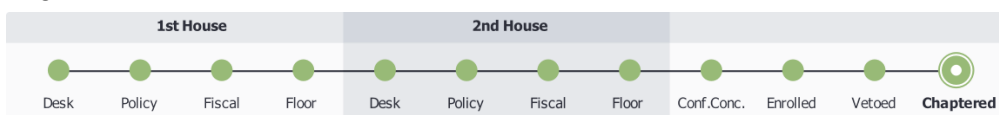
Bryan, D

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Parking violations.

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Bill information

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 346, Statutes of 2025

Summary: Existing law mandates an administrative hearing process for handling parking violations and penalties, and the issuing agency must conduct an initial review if the recipient of a parking violation notice requests it. It permits an examiner or issuing agency to allow installment payments or deferment if the party proves they cannot pay the penalty in full. The new bill expands this by allowing the agency to reduce or waive the penalty entirely if the recipient shows an inability to pay or can document extenuating circumstances like homelessness or financial hardship. Also, while the current law allows for the collection of unpaid penalties through a vehicle registration hold or civil judgment, and requires a payment plan option for indigent individuals, this bill allows individuals to request to enter a payment plan at any time rather than within a specified period after receiving the parking violation notice or administrative hearing result.

Current Analysis: 07/08/25 [S Floor Analyses](#) (text 03/17/25)

Current Text: 10/06/2025 - Chaptered
Chapter No. 346

AB 1308

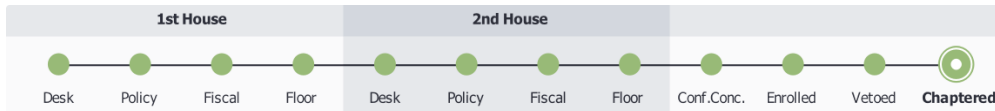
Hoover, R

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Residential building permits: inspections: Housing Accountability Act.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 509, Statutes of 2025.

Summary: The existing State Housing Law in California sets standards for the construction and occupancy of buildings used for human habitation. Local building departments are responsible for enforcing these standards as well as the California Building Standards Code. If a local department takes over 30 days to review a building permit application, an applicant can request a private entity to perform the review. The law allows inspections to ensure compliance with housing standards. A new bill mandates the inspection of certain new residential constructions and additions within 10 business days after the construction work is completed and reported. This introduces a state-mandated local program by adding new duties for local agencies. Additionally, the Housing Accountability Act restricts local agencies from declining or making unrealistically conditional approvals for affordable housing projects unless specific conditions are documented. The bill expands the definition of “disapprove” to include the failure of building departments to inspect within the 10-day window, constituting a violation of the Act, thereby mandating local compliance. The bill also addresses technical modifications related to another proposed bill, SB 838, contingent upon the enactment sequence. Lastly, it states that no reimbursement to local agencies is required unless specified conditions are met, aligning with reimbursement procedures outlined in the California Constitution.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 509

AB 1327

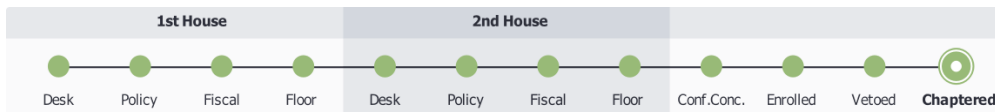
Aguilar-Curry, D

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Home improvement and home solicitation: right to cancel contracts: notice.

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Bill information

Status: 10/06/2025 - Chaptered by Secretary of State - Chapter 348, Statutes of 2025

Summary: Existing law regulates consumer transactions, such as home improvement and home solicitation contracts, allowing buyers to cancel these contracts within three business days. A five-day cancellation period is available if the buyer is a senior citizen, effective for contracts from January 1, 2021. A seven-day cancellation window is provided for contracts related to repairing residential properties damaged by declared emergencies. These contracts must include a cancellation notice form with instructions. The proposed bill requires the inclusion of an email address in contracts for submitting cancellation notices and a phone number for assistance. It also allows buyers to file complaints with the Contractors State License Board if a cancellation notice is missing from the contract. This bill will implement additional changes if enacted alongside SB 517 and after it.

Current Analysis: 09/12/25 [A Floor Analysis](#) (text 09/04/25)

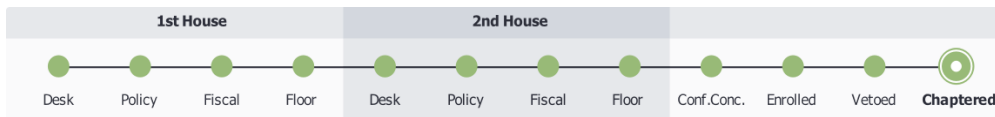
Current Text: 10/06/2025 - Chaptered
Chapter No. 348

AB 1339

González, Mark, D

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Department of Insurance: housing insurance study.**Progress bar****Bill information**

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 728, Statutes of 2025.

Summary: The existing law establishes the Department of Insurance, led by the Insurance Commissioner, which regulates insurance classes. The proposed bill mandates the Department, with funding and consultations, to study the availability of property liability and builders' risk insurance for affordable housing entities that receive financial support through grants, loans, or tax credits from relevant state bodies. Insurance companies must provide information for this study, which aims to gather data, identify insurance barriers, and evaluate additional relevant information regarding insurance availability for these entities. The study will also examine how insurers consider certain factors, such as income levels of prospective residents, when determining insurance offers and rates. The Department must report its findings and recommendations on policy and budget options to improve insurance costs and access for affordable housing entities to the Senate and Assembly Insurance Committees within one year of funding. These provisions are set to expire on January 1, 2031, and include related legislative findings.

Current Analysis: 09/03/25 [A Floor Analysis](#) (text 07/02/25)

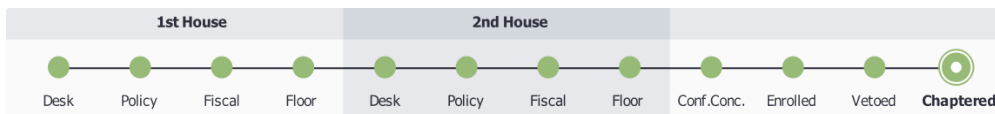
Current Text: 10/13/2025 - Chaptered
Chapter No. 728

AB 1414

Ransom, D

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Landlord-tenant: internet service provider subscriptions.**Progress bar****Bill information**

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 506, Statutes of 2025.

Summary: The existing law outlines the responsibilities of tenants and landlords, including a tenant's ability to deduct utility payments from rent under certain conditions. It also prevents landlords from retaliating against tenants who exercise their rights by evicting them or increasing rent or reducing services within 180 days of specific events, provided tenants are not behind on rent. Additionally, the law assumes that property rentals are automatically renewed for certain timeframes under specified conditions. Starting January 1, 2026, a new bill mandates that landlords must allow tenants to opt out of subscriptions with third-party internet service providers linked to their tenancy for month-to-month or periodic leases. If landlords fail to comply, tenants can deduct the subscription cost from their rent. The bill also protects tenants from landlord retaliation for exercising these rights, in line with current laws on retaliation.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/02/25)

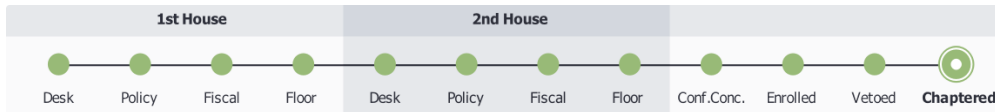
Current Text: 10/10/2025 - Chaptered
Chapter No. 506

AB 1445

Haney, D

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Downtown revitalization and economic recovery financing districts.**Progress bar****Bill information**

Status: 10/11/2025 - Approved by the Governor. Chaptered by Secretary of State - Chapter 642, Statutes of 2025.

Summary: The existing law allows cities or counties to create enhanced infrastructure financing districts to fund projects like affordable housing. Specifically, San Francisco can establish a district to convert commercial spaces to residential use, using tax revenue generated by these conversions. San Francisco is required to create a board for this district alongside a financing plan, ensuring projects receiving tax revenue comply with labor standards and pay prevailing wages. The new bill would allow any city or county, except San Francisco, to establish similar districts for commercial-to-residential conversions. These new districts must meet similar requirements as those in San Francisco, but the bill relaxes some conditions, such as labor standards compliance, and introduces changes to the financing plan requirements. The bill also alters the rules for tax revenue allocation, removing the requirement that a portion of property tax revenue goes to a district's special fund when the district ends.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

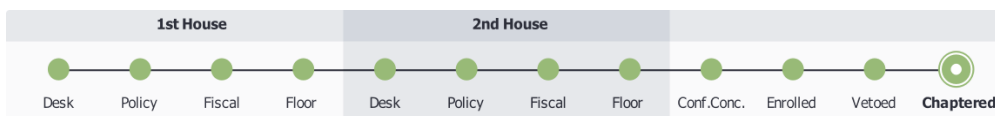
Current Text: 10/11/2025 - Chaptered
Chapter No. 642

AB 1529

Committee on Housing and Community Development

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Housing omnibus.**Progress bar****Bill information**

Status: 10/01/2025 - Chaptered by Secretary of State - Chapter 203, Statutes of 2025

Summary: The text outlines several legislative updates regarding housing laws in California: 1. **Tenant Protection Act of 2019**: This act limits the ability of property owners to terminate tenancies without just cause until January 1, 2030. A new bill allows the notice of just cause termination to be included in the lease agreement. 2. **Planning and Zoning Law**: Owners of assisted housing developments must provide advance notice to tenants and public entities about the expiration of rental restrictions or subsidies. The bill specifies that a notice of the opportunity to purchase must be provided before or at the same time as the 12-month notice of changes. 3. **Affordable Rent Regulations**: Modifications are proposed for the regulation of rent in certain subsidized housing. A rent cap is established for developments dedicating at least 80% of units to lower-income households, using benchmarks set by the California Tax Credit Allocation Committee. 4. **Migrant Farm Labor Centers**: The Department of Housing and Community Development is required to explore transitioning these centers for year-round use and identify excess sites nearby for potential housing development. 5. **Legislative Coordination**: The bill indicates changes that will only take effect if another bill (SB 522) is also enacted. 6. **State Mandates**

Reimbursement**: The bill provides that if state mandates result from its enactment, local agencies and school districts will be reimbursed according to established procedures.

Current Analysis: 09/10/25 [A Floor Analysis](#) (text 09/05/25)

Current Text: 10/01/2025 - Chaptered
Chapter No. 203

SB 9

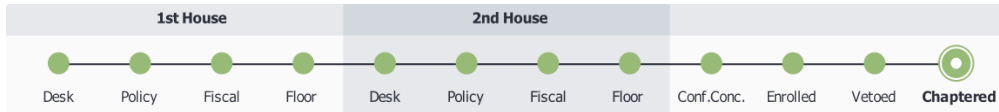
Arreguín, D

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Accessory Dwelling Units: ordinances.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 510, Statutes of 2025.

Summary: The Planning and Zoning Law allows for creating accessory dwelling units (ADUs) through local ordinances or by ministerial approval if no local ordinance is adopted, following specific standards. Local agencies must submit their ADU ordinances to the Department of Housing and Community Development within 60 days of adoption. The department reviews the ordinances to ensure compliance and can provide findings if there are discrepancies. Local agencies are given up to 30 days to respond and amend their ordinances if necessary. If an agency fails to amend the ordinance or justify its compliance, the department can inform the Attorney General of a legal violation. A bill with this law would invalidate any ordinance not submitted within 60 days or not revised in response to non-compliance findings within 30 days.

Current Analysis: 08/28/25 [S Floor Analyses](#) (text 06/19/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 510

SB 21

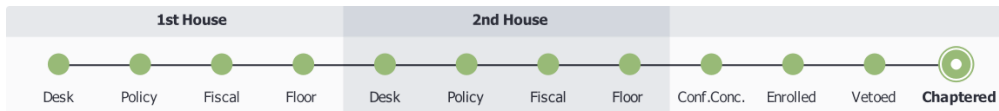
Durazo, D

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Single-room occupancy units: demolition and replacement: housing assistance programs: eligibility for homeless individuals and families.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 511, Statutes of 2025.

Summary: The Housing Crisis Act of 2019 restricts cities and counties from approving housing projects that involve demolishing occupied or recently demolished protected units unless certain conditions are met. These conditions include replacing all such units and ensuring the project has at least as many residential units as the site had in the last five years. The law also mandates that replacement of protected units must be factored into meeting local and state affordable housing requirements for various income levels. This bill would extend these requirements to include units for acutely low-income households. However, it allows for reduced replacement units in single-room occupancy buildings if necessary for conversion to affordable rental units. The bill also addresses the Department of Housing and Community Development's role in promoting housing development through programs

like the Multifamily Housing Program, which offers financial assistance for housing projects. The department can enter long-term agreements to service financial arrangements. For eligibility determination, individuals displaced from or returning to single-room occupancy units that receive departmental funds and are intended for homeless people would be recognized as homeless under specified criteria. These individuals or families cannot be compelled to fill units through certain referral systems.

Current Analysis: 09/08/25 [S Floor Analyses](#) (text
09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 511

SB 79

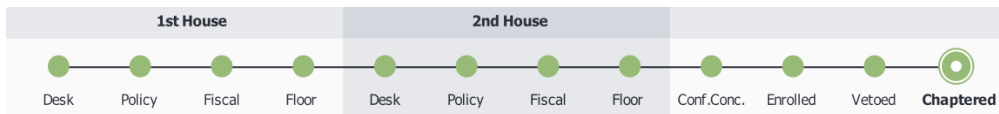
Wiener, D

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Housing development: transit-oriented development.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 512, Statutes of 2025.

Summary: The existing Planning and Zoning Law mandates that each county and city in California must prepare a comprehensive general plan for physical development, including a housing element that addresses existing and future housing needs. This element requires a detailed analysis of housing needs and available resources, setting objectives and programs for housing development, improvement, and preservation. The Department of Housing and Community Development calculates housing needs for the state, and local governments must create plans to meet these needs by identifying developable land. The Housing Accountability Act protects housing development projects from being unjustly denied by local governments. When projects comply with established standards, any denial must be based on substantial evidence. The act allows for legal actions against local agencies that fail to comply. The new bill introduces specific provisions for housing projects near transit-oriented development (TOD) stops. These projects are allowed under zoning for residential, mixed, or commercial development if they meet certain criteria, including minimum dwelling units and standards regarding height and density based on proximity to TOD stops. The bill also impacts the Housing Accountability Act by presuming local government violations if they deny compliant projects in high-resource areas, with penalties starting January 1, 2027. It provides for streamlined approval processes but includes requirements for affordability, demolition, anti-displacement, and labor standards. Moreover, the bill allows transit agency boards to set TOD zoning standards and enables local governments to adopt TOD alternative plans. Compliance oversight is given to the Department of Housing and Community Development. The bill applies statewide, including charter cities, and increases the responsibilities of local officials. Although it expands perjury definitions by including labor standards certification, the bill specifies that no state reimbursement to local agencies is required for these changes.

Current Analysis: 09/11/25 [S Floor Analyses](#) (text
09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 512

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SB 92

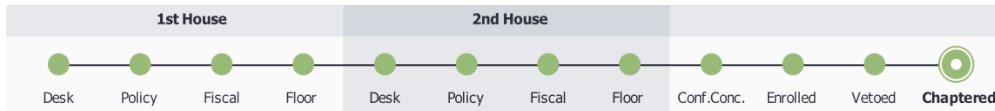
Blakespear, D

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Housing development: density bonuses.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 484, Statutes of 2025.

Summary: The Density Bonus Law mandates that cities and counties offer developers benefits like density bonuses and other incentives if they agree to build specific housing units and meet certain conditions. The new bill clarifies that these incentives cannot result in a project with a particular commercial floor area ratio. Additionally, it states that some provisions of the law do not require local governments to approve incentives or waive development standards for transient lodgings within housing projects, except under specific conditions.

Current Analysis: 09/03/25 [S Floor Analyses](#) (text 07/07/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 484

SB 233

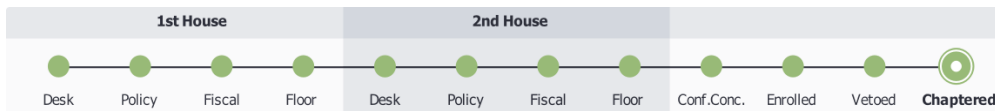
Seyarto, R

[HTML](#)

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Regional housing need: determination: consultation with councils of governments.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 577, Statutes of 2025.

Summary: The Planning and Zoning Law mandates that every county and city develop a comprehensive general plan for physical development, including a housing element. Existing law requires the Department of Housing and Community Development (HCD) to collaborate with councils of governments to establish regional housing needs. This consultation must happen at least 26 months before revising the housing elements. The proposed bill extends this consultation period to at least 38 months for the 7th housing element revision and beyond, with exceptions for specific councils. Moreover, the bill includes additional amendments, contingent on the enactment of another bill, SB 486.

Current Analysis: 09/08/25 [S Floor Analyses](#) (text 09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 577

SB 262

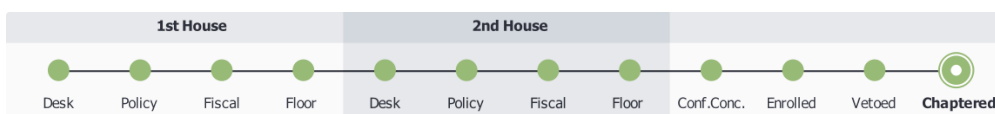
Wahab, D

[HTML](#)

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Housing element: prohousing designations: prohousing local policies.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 513, Statutes of 2025.

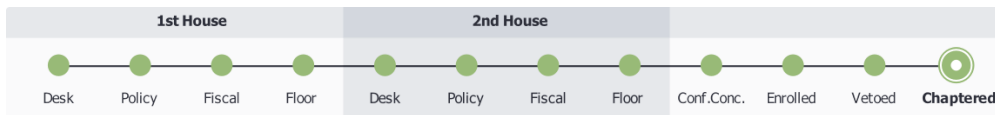
Summary: The Planning and Zoning Law mandates that each county and city create a comprehensive long-term general plan for physical development, incorporating a housing element. The Department of Housing and Community Development assesses whether this housing element complies with the law. Jurisdictions designated as "prohousing" receive additional points or preference when applying for specific state programs. "Prohousing local policies" are defined and include financial incentives for housing and zoning laws that permit residential and mixed-use development by right. The proposed bill expands this definition to include policies that ensure people remain housed, adding more examples to the list of prohousing policies. Additionally, this bill will make further changes to the Government Code, contingent on the enactment and sequencing of another bill, AB 36.

Current Analysis:	09/08/25 S Floor Analyses (text 09/03/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	513

[SB 293](#)[Pérez, D](#)[HTML](#)[PDF](#)

Real property tax: transfer of base year value: generational transfers: wildfire.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 539, Statutes of 2025.

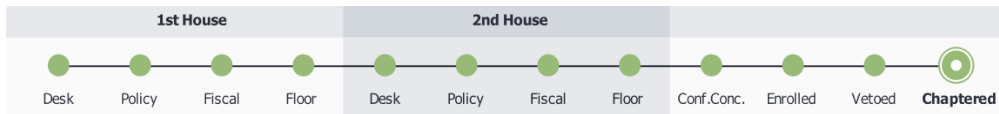
Summary: The California Constitution limits property taxes to 1% of a property's assessed value, which is based on the 1975–76 valuation or subsequent purchase or ownership changes, with an annual inflation cap of 2%. Tax law exempts certain family transfers of property from being considered "purchases" or "changes in ownership," thereby preserving low tax values. Proposition 19 allows these exemptions for family homes or farms transferred between parents and children or grandchildren, under specific conditions. A new bill extends the deadline for filing these exemptions to three years after a notice of assessment is issued, if the property was affected by specified fires and if requirements are met. This extension applies to claims filed by January 1, 2031. The California Constitution also provides tax exemptions, such as a \$7,000 homeowners' exemption and a larger exemption for disabled veterans. The new bill allows filings for these exemptions to be considered timely if made within a year of receiving an assessment notice, under certain conditions, and applies to claims filed before January 1, 2031. Additionally, the bill includes legislative findings that justify a special statute for Los Angeles County. It also mandates state reimbursement to local agencies for any state-mandated costs determined by the Commission on State Mandates, following established procedures.

Current Analysis:	09/12/25 S Floor Analyses (text 09/02/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	539

[SB 340](#)[Laird, D](#)[HTML](#)[PDF](#)

General plans: housing element: emergency shelter.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 514, Statutes of 2025.

Summary: The text outlines existing laws and a new bill affecting city and county planning, particularly focusing on housing and emergency shelters. Under current law, cities and counties must create a general plan that includes a housing element identifying adequate sites for various housing types and assessing housing needs along with relevant resources and constraints. This includes ensuring zoning designations allow for residential uses, including mixed uses, and permit emergency shelters without additional permits. The new bill proposes that emergency shelters expand their services in line with objective standards and imposes higher service requirements on local governments, creating a state-mandated local program. Moreover, the Department of Housing and Community Development oversees the Emergency Housing and Assistance Program, which provides funding to help transition homeless individuals to self-sufficiency while maintaining health and safety. The bill also modifies the definition of "emergency shelter" to include supportive services, maintaining a maximum occupancy duration of six months. It integrates additional changes from other legislative proposals (AB 610 and AB 650) contingent on their enactment. If the state mandates costs due to these changes, reimbursement procedures are outlined based on the California Constitution.

Current Analysis: 09/08/25 [S Floor Analyses](#) (text 09/03/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 514

SB 477

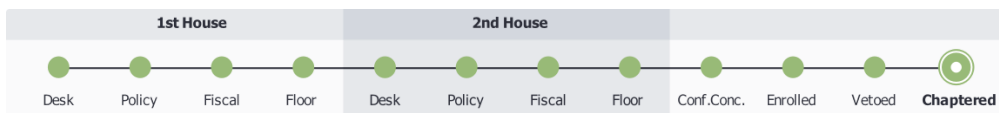
Blakespear, D

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[PDF](#)

California Fair Employment and Housing Act: enforcement procedures.

Progress bar



Bill information

Status: 10/03/2025 - Chaptered by Secretary of State - Chapter 321, Statutes of 2025

Summary: The California Fair Employment and Housing Act (FEHA) establishes the Civil Rights Department to enforce civil rights related to employment and housing. It aims to prevent discrimination based on certain characteristics. Individuals who believe they have experienced discrimination can file a verified complaint with the department. The department investigates complaints and seeks to resolve issues through negotiations. Both individuals and the department can file complaints on behalf of groups if the alleged discrimination affects multiple people. The proposed bill seeks to define "group or class complaint" under FEHA. It extends the time limits (tolling) for filing civil actions, especially if an appeal is made against the closure of a complaint. The period for filing civil actions is also extended through mutual agreements and during petitions and appeals. If the department does not take civil action, it must issue a right-to-sue notice to the person aggrieved. This bill additionally aligns right-to-sue notice procedures for individual and group complaints, ensuring notices are issued after all related proceedings conclude. It removes existing provisions specifying where to file civil actions regarding housing discrimination, allowing more flexibility in choosing the filing location.

Current Analysis: 07/03/25 [A Floor Analysis](#) (text 03/26/25)

Current Text: 10/03/2025 - Chaptered

SB 486

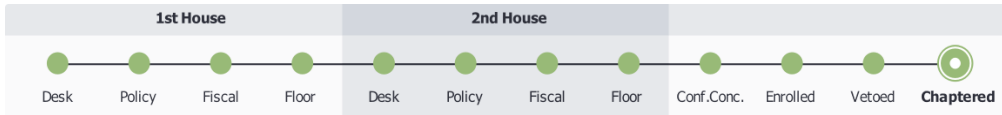
Cabaldon, D

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Regional housing: public postsecondary education: changes in enrollment levels: California Environmental Quality Act.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 517, Statutes of 2025.

Summary: This bill introduces new requirements affecting various existing laws related to transportation and housing planning, with specific emphasis on integrating changes in enrollment levels at public higher education institutions into these plans: 1. **Regional Transportation Plans**: Current law mandates transportation agencies to develop plans for balanced regional systems, including a sustainable communities strategy. This bill adds that these strategies must also consider enrollment changes at regional higher education institutions to ensure accommodation of all population segments. 2. **Housing Element Planning**: Counties and cities must have long-term plans, which include a housing element that considers projected needs. This bill requires the Department of Finance to factor in enrollment changes at UC and CSU campuses when projecting household growth. Councils of government must also include student distribution and transit optimization for university campuses in their housing need assessments. 3. **CEQA and Environmental Impact Reports (EIRs)**: The California Environmental Quality Act demands EIRs for projects with potential environmental impacts. This bill exempts UC and CSU from conducting a "no project" alternative analysis in EIRs if they've provided enrollment forecasts, streamlining development processes under specific conditions. 4. **Conditional Amendments**: The bill includes provisions that will become operative only if certain related bills are enacted, ensuring that these changes align with broader legislative updates. 5. **State Reimbursement**: The bill outlines that certain mandates do not require state reimbursement. However, if additional mandated costs are identified, reimbursement procedures will follow existing statutory provisions. Overall, the bill aims to more closely align transportation and housing planning with the impact of higher education institutions, enhancing regional growth strategies and efficiency.

Current Analysis: 09/09/25 [S Floor Analyses](#) (text 09/05/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 517

SB 489

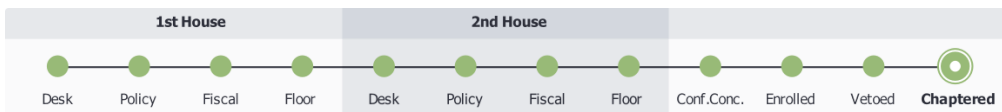
Arreguin, D

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Local agency formation commissions: written policies and procedures: Permit Streamlining Act: housing development projects.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 518, Statutes of 2025.

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 sets guidelines for forming or altering cities and special districts, mandating that each county's local agency formation commission (LAFCO) establishes written policies and procedures to foster efficient urban development. LAFCOs must also make these policies, procedures, and public hearing notices available online. The bill expands on this by requiring these written guidelines to include all necessary forms for application submissions. The Permit Streamlining Act mandates public agencies to list required information for development project applications. The bill extends this requirement by obligating agencies to publish online the complete list and criteria used to evaluate the completeness of housing development project applications. By increasing the responsibilities of local commissions and planning officials in managing and reviewing development processes, the bill creates a state-mandated local program. While the California Constitution typically requires state reimbursements for such mandates, this bill specifies that no reimbursement is necessary for stated reasons.

Current Analysis: 09/03/25 S Floor Analyses (text 08/26/25)	Current Text: 10/10/2025 - Chaptered Chapter No. 518
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SB 507

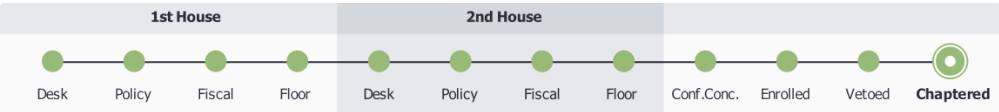
Limón, D

HTML

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Planning and zoning: regional housing needs allocation.

Progress bar



Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 519, Statutes of 2025.

Summary: Under the current Planning and Zoning Law, cities and counties must create a general plan that includes a housing element, which assesses housing needs including the locality's share of the regional need. A council of governments or the Department of Housing and Community Development assigns this need to each locality. Local governments may review or appeal their allocated shares. The new bill allows local governments and tribes in the same county to voluntarily agree to count tribal housing developments towards the locality's regional housing needs. It prohibits local governments from requiring tribes to waive sovereign immunity for such agreements. Additionally, it encourages the Department of Housing and Community Development to approve tribal housing units toward meeting local housing needs. The bill emphasizes a statewide concern, making it applicable to all cities, including charter cities.

Current Analysis: 08/28/25 S Floor Analyses (text 07/08/25)	Current Text: 10/10/2025 - Chaptered Chapter No. 519
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SB 517

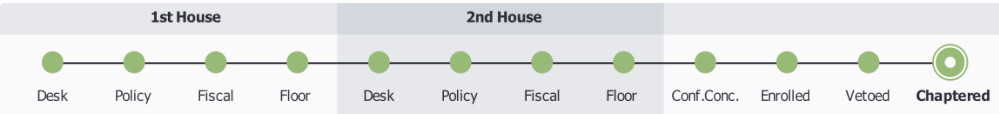
Niello, R

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Home improvement contract requirements: subcontractors.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 585, Statutes of 2025.

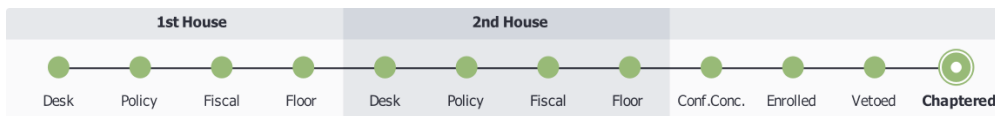
Summary: The Contractors State License Law regulates contractor activities and sets requirements for their licensure and discipline through the Contractors State License Board within the Department of Consumer Affairs. Current law mandates specific information and compliance requirements for home improvement contracts. A failure to meet these lead to disciplinary actions. The proposed bill clarifies that the prime or direct contractor is responsible for completing the project according to the contract's terms. Subcontractors or salespersons can also face discipline for violations. Additionally, the bill requires home improvement contracts to disclose whether subcontractors will be used. It will incorporate further changes to Section 7159 of the Business and Professions Code if another related bill, AB 1327, is also enacted.

Current Analysis:	09/08/25 S Floor Analyses (text 09/03/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	585

[SB 543](#)[McNerney, D](#)[HTML](#)[PDF](#)

Accessory dwelling units and junior accessory dwelling units.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 520, Statutes of 2025.

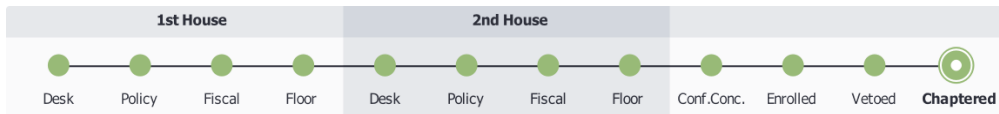
Summary: The bill revises existing laws related to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to ensure alignment with state standards. It updates the definition of a JADU to specify a cap of 500 square feet of interior livable space. The bill extends the Department of Housing and Community Development's authority to review guidelines for both ADUs and JADUs and mandates that local agencies submit ordinances related to JADUs for departmental review within 60 days of adoption. If a JADU ordinance is noncompliant, and the agency does not rectify this, the ordinance is voided. The bill also ensures that local agencies ministerially approve ADU and JADU permit applications within 60 days, and outlines steps for appeal if a permit is denied. It places restrictions on impact fees for ADUs and JADUs based on size. The bill stipulates that smaller ADUs or JADUs under 500 or 750 square feet, respectively, should not trigger specific fees related to school facilities. Additionally, it addresses size restrictions for ADUs, maintaining a minimum permission for an 800-square-foot ADU. The law also prohibits requiring fire sprinklers in a JADU when not necessary for the main dwelling. The legislation imposes additional duties on local planning officials but specifies that no state reimbursement is required for these mandates.

Current Analysis:	08/28/25 S Floor Analyses (text 07/08/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	520

[SB 580](#)[Durazo, D](#)[HTML](#)[PDF](#)

Attorney General: immigration enforcement policies.

Progress bar



Bill information

Status:	10/12/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 670, Statutes of 2025.		
Summary:	The existing law mandates the Attorney General to create model policies that restrict cooperation with immigration enforcement at public institutions such as schools and libraries, consistent with federal and state law. This bill extends that requirement, requiring the Attorney General, by July 1, 2026, to consult with stakeholders to develop policies for interactions with immigration enforcement and publish guidelines to limit the availability of data in state and local databases for immigration enforcement use. State and local agencies must implement these policies by January 1, 2027. This bill establishes a state-mandated program, emphasizing its statewide applicability, including to charter cities. If the Commission on State Mandates finds the bill imposes state-mandated costs, reimbursement will follow the established statutory procedures.		
Current Analysis:	09/09/25 S Floor Analyses (text 09/04/25)	Current Text:	10/12/2025 - Chaptered
		Chapter No.	670

SB 625

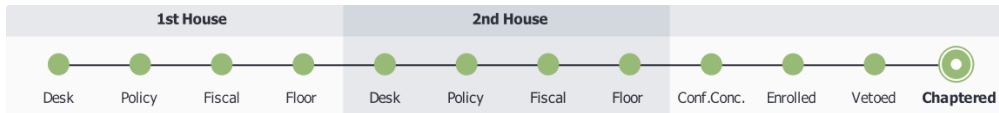
Wahab, D

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Housing developments: disasters: reconstruction of destroyed or damaged structures.

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Bill information

Status:	10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 548, Statutes of 2025.		
Summary:	The text describes a bill that amends existing laws regarding housing development and disaster recovery in California. It builds upon the Davis-Stirling Common Interest Development Act, prohibiting restrictions on rebuilding residential structures damaged in disasters and ensuring a fair review process for reconstruction applications. It mandates courts to award attorney fees to owners who prevail in enforcing these provisions. Additionally, the bill modifies the Planning and Zoning Law to permit a streamlined approval process for housing projects on sites where homes were destroyed or damaged by disasters, requiring local governments to approve these developments within 90 days if they meet specific standards. It also invalidates local ordinances that restrict temporary housing solutions like mobile homes post-disaster for three years. Furthermore, the bill emphasizes adherence to labor standards and criminalizes false certifications to enforce these standards. Under the California Environmental Quality Act, the bill expands exemptions for ministerial projects, allowing certain developments to bypass environmental reviews. Finally, the bill considers these changes a statewide concern, affecting all cities, and specifies that no state reimbursement is needed for local agencies to implement these mandates.		
Current Analysis:	09/08/25 S Floor Analyses (text 09/02/25)	Current Text:	10/10/2025 - Chaptered
		Chapter No.	548

SB 641

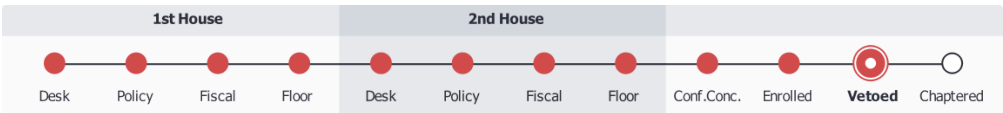
Ashby, D

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Department of Consumer Affairs and Department of Real Estate: states of emergency: waivers and exemptions.

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Bill information

Status: 10/13/2025 - Vetoed by the Governor. In Senate. Consideration of Governor's veto pending.

Summary: The bill allows the Department of Real Estate and boards under the Department of Consumer Affairs to waive certain licensure requirements for individuals affected by a natural disaster declared as a state of emergency by the Governor or President. This includes waiving examination fees and continuing education requirements. Boards must notify the Department of Consumer Affairs' director of any waiver, which will not take effect until five business days after notification. The director can approve or disapprove these waivers within the five-day period; if they fail to give a decision, the waiver automatically takes effect the day after this period. The Department of Consumer Affairs must post effective waivers online. Licensees are exempt from duplicate license fees but must provide an email address to their board. Contractors cannot perform debris removal without proper licenses or authorization during emergencies, and must pass a hazardous substance certification exam and meet occupational safety requirements. The Real Estate Commissioner must identify and notify the public of any unlawful practices following a natural disaster and can suspend or revoke a license if a licensee offers to purchase property in the affected area for below its market value within a year of the disaster declaration. The bill is an urgency statute, taking effect immediately.

Current Analysis:	09/12/25 S Floor Analyses (text 09/04/25)	Current Text:	10/13/2025 - Vetoed
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Governor's Message: VETOED: 10/13/2025 [PDF](#)

SB 663

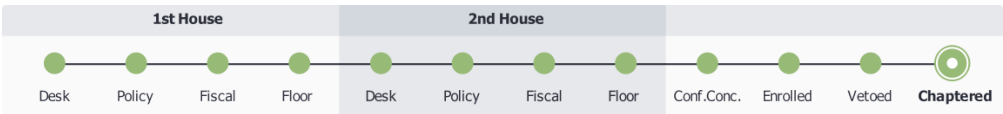
Allen, D

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Winter Fires of 2025: real property tax: exemptions and reassessment.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 549, Statutes of 2025.

Summary: The California Constitution limits property tax rates to 1% of a property's full value, which is generally based on a 1975-76 valuation or a more recent appraisal after purchase, construction, or change in ownership. New construction is assessed at full value unless reconstruction follows a disaster, fitting specific criteria, like being substantially equivalent to the pre-disaster property. This bill extends the time frame for transferring base year values from five to eight years for properties damaged in specific fires between November 2024 and February 2025, imposing new responsibilities on local tax officials. Local governments can reassess damaged properties after a major disaster. The bill lengthens the time to apply for reassessment from 12 to 24 months for properties affected by the mentioned fires, increasing duties related to perjury laws. Disabled veterans normally get

tax exemptions for their principal residences; this bill extends the exemption to homes destroyed in a state-declared emergency, with certain conditions. It also allows use-based exemptions for properties damaged by the specified fires if they had such exemptions in 2025 and have not changed ownership. This statute is specified for Los Angeles and Ventura counties. The state typically reimburses local governments for mandated costs, but this bill specifies no reimbursement for certain mandates unless determined otherwise by the Commission on State Mandates. Additionally, local governments will not receive reimbursement for revenue lost due to these changes. The bill is designed to take immediate effect as an urgent statute.

Current Analysis: 09/11/25 [S Floor Analyses](#) (text 09/04/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 549

SB 686

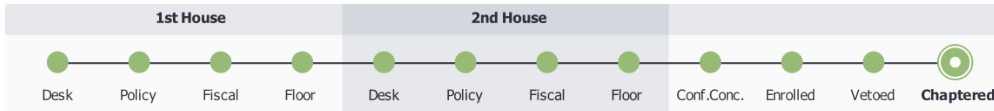
Reyes, D

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Housing programs: financing.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 523, Statutes of 2025.

Summary: The Zenovich-Moscone-Chacon Housing and Home Finance Act establishes the Department of Housing and Community Development, which manages programs to promote housing development and provide housing assistance and loans. The department can engage in long-term contracts up to 30 years for servicing loans or enforcing agreements. Currently, property owners can take on additional debt for property rehabilitation or new affordable housing, provided any extracted equity meets certain conditions. "Extracted equity" refers to debt added that is not used according to specific rules. The new bill mandates that the department must also allow additional debt if the extracted equity reimburses predevelopment costs, unreimbursed capital improvements, and operating deficits, and redefines "extracted equity" as debt-funded distributions not used as prescribed.

Current Analysis: 08/28/25 [S Floor Analyses](#) (text 07/07/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 523

SB 748

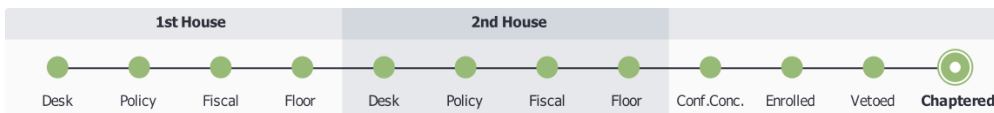
Richardson, D

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Encampment Resolution Funding program: safe parking sites: reporting.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 524, Statutes of 2025.

Summary: The Encampment Resolution Funding program aims to enhance cooperation between the Department of Housing and Community Development, local jurisdictions, and continuums of care to address encampment issues and transition individuals into stable housing.

Existing law allows these entities to apply for grants, detailing plans for using funds to support people in encampments. This new bill requires applications to include information about safe parking sites for those living in vehicles while permanent housing is secured. Grant recipients must report data to local Homeless Management Information Systems and the department, which uses these reports to evaluate program efficacy and identify scalable best practices for encampment resolution. The bill would eliminate the requirement for reports to legislative committees and instead mandate that data summaries be included in the department's annual report to the Governor and Legislature. Additionally, the department will assess program efficacy based on its annual report findings.

Current Analysis: 09/08/25 [S Floor Analyses](#) (text 09/02/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 524

SB 757

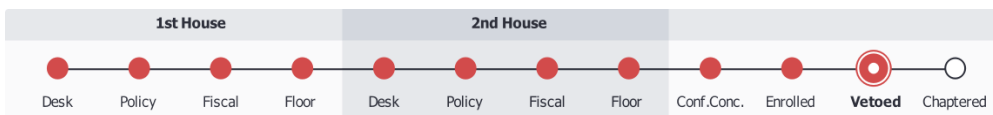
Richardson, D

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Local government: nuisance abatement.

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Bill information

Status: 10/11/2025 - Vetoed by the Governor. In Senate. Consideration of Governor's veto pending.

Summary: The proposed bill authorizes cities or counties to collect fines for specific nuisance abatement violations using a nuisance abatement lien or a special assessment until January 1, 2035. Funds collected from these fines must be used for streamlining housing development permits or establishing housing-related loan funds. The bill mandates a hardship waiver process to reduce fines for those who qualify. Specifically, it requires a total waiver for individuals with incomes at or below 200% of the federal poverty line. Additionally, before imposing penalties, enforcing entities must provide a 60-day correction period for violations, unless they pose an immediate health or safety risk.

Current Analysis: 08/15/25 [S Floor Analyses](#) (text 07/03/25)

Current Text: 10/11/2025 - Vetoed

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SB 782

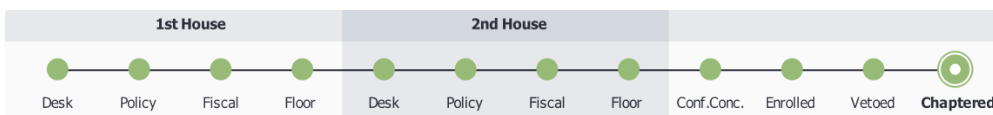
Pérez, D

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Enhanced infrastructure financing district: climate resilience districts.

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Bill information

Status: 10/10/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 552, Statutes of 2025.

Summary: The proposed bill allows cities and counties to create enhanced infrastructure financing districts more flexibly. Existing law permits such districts to fund public facilities and

certain projects. Moreover, cities, counties, and special districts can form climate resilience districts to support projects addressing climate issues like sea level rise and wildfire risk. The bill authorizes simplifying tax division processes among participating entities. It requires public meetings for district formation and financing plan adoption, with mandatory advance public notice and inspection of the financing plan. Governing board members of these districts must reside, own property, or operate a business within the district and serve at least four years, with term limits. Revenues must be used for repairing disaster-affected structures, mitigating disaster risks, or supporting economic recovery. The bill defines a disaster as one where the Governor declares a state of emergency and is designed to become effective immediately as an urgency statute.

Current Analysis: 09/03/25 [S Floor Analyses](#) (text 08/27/25)

Current Text: 10/10/2025 - Chaptered
Chapter No. 552

SB 838

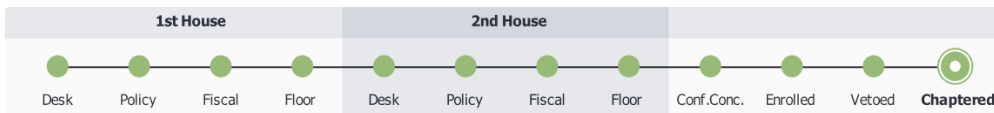
Durazo, D

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Housing Accountability Act: housing development projects.

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Bill information

Status: 10/13/2025 - Approved by the Governor. Chaptered by Secretary of State. Chapter 789, Statutes of 2025.

Summary: The existing Housing Accountability Act limits local agencies from disapproving or imposing conditions on housing projects for low to moderate-income households unless specific conditions are met. It defines "housing development projects" to include mixed-use developments where at least two-thirds of the space is for residential use. The proposed bill amends this definition to ensure that in mixed-use developments meeting the residential space requirement, no part of the project is used for transient lodging like hotels or motels, with certain exceptions. Additionally, it fixes cross-references in the Act and incorporates changes contingent on the enactment of another bill, AB 1308, provided this bill is passed after it.

Current Analysis: 09/11/25 [S Floor Analyses](#) (text 09/05/25)

Current Text: 10/13/2025 - Chaptered
Chapter No. 789

Governor's Message: CHAPTERED: 10/13/2025 [PDF](#)

Total measures: 73

Total Tracking Forms: 73