

California Legislature

2025

Legislative Summary



**Assembly Housing and
Community Development**

CALIFORNIA LEGISLATURE

Assembly Housing and Community Development Committee

2025 Legislative Bill Summary



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Accessory Dwelling Units

AB-462 (Lowenthal) - Land use: accessory dwelling units.

This bill requires coastal development permits (CDPs) for accessory dwelling units (ADUs) to be approved or denied within 60 days, waives prohibitions on issuing certificates of occupancy for ADUs on lots without a primary dwelling unit following a disaster, and eliminates the ability to appeal a CDP for an ADU issued by a local government to the California Coastal Commission.

Status: Chapter 491, Statutes of 2025

AB-956 (Quirk-Silva) - Accessory dwelling units: ministerial approval: single-family dwellings.

This bill would allow for the streamlined and ministerial approval of up to two detached accessory dwelling units on lots with an existing or proposed single-family dwelling.

Status: Senate-In Committee Process - Housing

AB-1055 (Boerner) - Accessory dwelling units: proof of residential occupancy requirements.

This bill would allow a local agency to make a property owner certify that their accessory dwelling unit will be occupied as a residential dwelling unit, as specified, and would have established an enforcement structure.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1154 (Carrillo) - Junior accessory dwelling units.

This bill limits owner-occupancy requirements for junior accessory dwelling units.

Status: Chapter 507, Statutes of 2025

SB-9 (Arreguín) - Accessory Dwelling Units: ordinances.

This bill specifies that a local ordinance implementing Accessory Dwelling Unit Law is null and void if the local agency adopting the ordinance fails to submit a copy of the ordinance to the Department of Housing and Community Development (HCD) or if the local agency has not responded to HCD's findings that the ordinance is not compliant within a specified timeframe.

Status: Chapter 510, Statutes of 2025

SB-543 (McNerney) - Accessory dwelling units and junior accessory dwelling units.

This bill makes numerous organizational, technical, and clarifying changes to Accessory Dwelling Unit (ADU) Law and Junior ADU Law.

Status: Chapter 520, Statutes of 2025

Annual Progress Reports

AB-670 (Quirk-Silva) - Planning and zoning: housing element: converted affordable housing units.

This bill makes changes to the information that local governments must report in their Annual Progress Report each year regarding demolished and replacement units, and allows local governments to report the number of units in an existing multifamily building that were converted to affordable housing, as specified, for up to 25% of a jurisdiction's regional housing need allocation for lower income units.

Status: Chapter 701, Statutes of 2025

AB-726 (Ávila Farías) - Planning and zoning: annual report: rehabilitated units.

This bill allows local governments to include in their Annual Progress Report the number of units of existing deed-restricted affordable housing that have been substantially rehabilitated with at least \$60,000 per unit in funds from the local government.

Status: Chapter 704, Statutes of 2025

AB-1131 (Ta) - General plan: annual report: congregate care for the elderly.

This bill would have authorized a city or county to count the number of housing units approved for congregate housing for the elderly towards meeting up to 15% of the jurisdiction's share of the regional housing need allocation for any income category, as reported in its Annual Progress Report.

Status: Senate-In Committee Process - Appropriations

SB-733 (Wahab) - Sexual assault forensic evidence: testing.

As referred to this committee, this bill would have required a local agency to identify in its Annual Progress Report the number of low barrier navigation centers permitted as a use by right.

Status: This bill was referred out of the committee's jurisdiction on June 19, 2025

Building Standards

AB-6 (Ward) - Residential developments: building standards: review.

This bill requires the Department of Housing and Community Development (HCD) to convene a working group to research and consider recommending building standards to allow residential developments between three and ten units to be built under the requirements of the California Residential Code, and requires HCD to perform a review of residential construction cost pressures.

Status: Senate-In Committee Process - Appropriations

AB-306 (Schultz) - Building regulations: state building standards.

This bill imposes a moratorium on the adoption or modification of new state and local building standards affecting residential units from June 1, 2025, until June 1, 2031, with limited exceptions. *THIS BILL WAS INCLUDED IN THE BUDGET TRAILER BILL AB-130.*

Status: Senate-In Committee Process - Housing

Common Interest Developments

AB-21 (DeMaio) - Common interest developments: association management and meeting procedures.

This bill would have established the Homeowner Association Accountability and Transparency Act of 2025, which would have made various changes to the Common Interest Development (CID) Open Meeting Act, regarding the management and meeting procedures and protocols for CIDs.

Status: Assembly-Died - Housing and Community Development

AB-739 (Jackson) - Common interest developments: managing agents: real estate broker license.

This bill would require a managing agent of a common interest development to hold a real estate broker license issued by the state.

Status: Assembly-In Committee Process - Housing and Community Development

SB-410 (Grayson) - Common interest developments: association levels: exterior elevated elements inspection.

This bill requires the owner of a separate interest to provide a copy of the report issued from the most recent inspection of exterior elevated elements in a common interest development to a prospective purchaser of the separate interest, requires inspection reports to contain specified information, and requires homeowners associations to preserve inspection reports as association records.

Status: Chapter 516, Statutes of 2025

Enforcement

AB-712 (Wicks) - Housing reform laws: enforcement actions: fines and penalties.

This bill enhances the enforcement of housing reform laws and the penalties that may be imposed on a local agency determined to have violated those laws.

Status: Chapter 496, Statutes of 2025

SB-786 (Arreguín) - Planning and zoning: general plan: judicial challenges.

This bill makes various changes to existing procedures and remedies for judicial challenges of whether or not a local jurisdiction's general plan, or any element thereof, complies with existing law.

Status: Chapter 526, Statutes of 2025

Fair Housing

AB-282 (Pellerin) - Discrimination: housing: source of income.

This bill creates an exemption in source of income discrimination law to allow a local jurisdiction, public housing authority (PHA) or affiliate, public agency, or limited or general partnership in which a PHA is a partner, to establish policies or preferences in favor of an applicant or tenant who qualifies for or participates in federal, state, or local housing subsidy programs, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937.

Status: Senate-In Floor Process

Homelessness

AB-20 (DeMaio) - Homelessness: People First Housing Act of 2025.

This bill would have eliminated Housing First as a policy in the state, prohibited people from sleeping near public places, required the state to prioritize shelter beds over permanent housing, and required state programs to prioritize the use of state funds for drug testing, mandatory testing, and work requirements for program participants.

Status: Assembly-Died - Housing and Community Development

AB-249 (Ramos) - Housing: Homeless Housing, Assistance, and Prevention program: youth-specific processes and coordinated entry systems.

This bill would have required Continuums of Care receiving Homelessness Housing, Assistance, and Prevention Program funding to utilize future funding to create and maintain youth-specific coordinated entry systems.

Status: Assembly-In Committee Process - Appropriations

AB-255 (Haney) - The Supportive-Recovery Residence Program.

This bill would have created a process for abstinence-based housing for people experiencing homelessness to comply with the Core Components of Housing First and received up to 10% state funding to local jurisdictions for homelessness.

Status: Assembly-Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 255 without my signature.

This bill would create a new category of "supportive recovery residences," allow up to 10 percent of state homelessness funds to support them, and set up a new certification and oversight system.

Recovery-focused housing is an essential part of a comprehensive homelessness response, and California recognizes the value these programs provide individuals seeking support and stability. Current law already permits local jurisdictions to receive funding within the Housing First framework, and recent guidance allows support for recovery housing without creating a duplicative and costly new statutory category. Establishing a separate certification and oversight process wrongly suggests incompatibility with Housing First, while imposing fees that would not cover implementation costs.

California remains committed to advancing recovery housing within Housing First. I encourage the author and stakeholders to continue working with my Administration to strengthen these options in ways that complement, rather than complicate, the state's approach. Any broader programmatic changes, if warranted, should be considered holistically through the annual budget process.

For these reasons, I cannot sign this bill.

*Sincerely,
Gavin Newsom*

AB-520 (Castillo) - Homelessness and mental health: state funding information.

This bill would require the Controller, by January 1, 2027, in collaboration with the Department of Housing and Community Development and the California Interagency Council on Homelessness to develop, publish, and maintain an online search portal that contains specified information relating to state funding for programs as described.

Status: Assembly-In Committee Process - Housing and Community Development

AB-654 (Caloza) - Homelessness resource telephone system.

This bill would require the County of Los Angeles to establish a homelessness resource telephone system to receive telephone calls regarding individuals who are experiencing, or at risk of experiencing, homelessness in order to provide those individuals with resources.

Status: Senate-In Committee Process - Appropriations

AB-678 (Lee) - Interagency Council on Homelessness.

This bill requires California Interagency Council on Homelessness to identify policies and best practices for culturally competent services for LGBTQ+ people experiencing homelessness.

Status: Chapter 495, Statutes of 2025

AB-750 (Quirk-Silva) - Homeless shelters: safety regulations.

This bill makes changes to existing rules that a city or county must follow regarding inspecting homeless shelters funded by the Homeless Housing, Assistance, and Prevention Program. *THIS BILL WAS INCLUDED IN THE BUDGET TRAILER BILL AB-130 & SB-131.*

Status: Senate-In Committee Process - Judiciary

AB-790 (Ávila Farías) - Homelessness: single women with children.

This bill adds “women with children” to the Homeless Equity for Left Behind Populations (HELP) Act. It also requires cities, counties, and continuums of care to provide all analyses or goals required to be completed by the HELP Act to the California Interagency Council on Homelessness.

Status: Chapter 499, Statutes of 2025

AB-820 (Pellerin) - Homelessness: transport.

This bill would prohibit an employee of a local government or law enforcement agency from transporting and dropping off, or arranging for or funding the transport and drop off, of a homeless individual within a jurisdiction unless first coordinating shelter or long-term housing for the homeless individual. This bill would make a local government or law enforcement agency liable for a civil penalty of \$10,000 for each violation.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1432 (Hoover) - Homelessness Accountability, Recovery, and Treatment Act.

The bill would make require 40% of state funds used for homeless programs to be used for recovery housing that does not meet the core components of Housing First.

Status: Assembly-In Committee Process - Housing and Community Development

HR-44 (Ward) - Homeless Service Providers.

This bill recognizes and commends the invaluable service of homeless service providers and their commitment to the shared mission to end homelessness during the month of November 2025, which is Homelessness Awareness Month.

Status: Assembly-Passed

SB-16 (Blakespear) - Ending Street Homelessness Act.

This bill would enact the Ending Streets Homelessness Act to require applicants for Round 7 of the Homelessness Housing, Assistance, and Prevention Program to identify goals to reach functional zero for homelessness and city and county applicants to submit an MOU describing their roles and responsibilities as it relates to homelessness.

Status: Assembly-In Committee Process - Housing and Community Development

SB-606 (Becker) - Homeless Housing, Assistance, and Prevention program: reporting requirements: functional zero unsheltered.

This bill would create the Functional Zero Shelter Act to require applicants for Homeless Housing, Assistance, and Prevention program to report to the Department of Housing and Community Development specified data regarding the applicant's ability to achieve a functional zero unsheltered benchmark and implementation of local homeless housing incentives, like shelter crisis declarations.

Status: Assembly-In Committee Process - Appropriations

SB-634 (Pérez) - Local government: homelessness.

This bill prohibits a local jurisdiction from adopting a local ordinance, or enforcing an existing ordinance, that prohibits a person or organization from providing support services to a person who is homeless, or assisting a person who is homeless with any act related to basic survival.

Status: Chapter 521, Statutes of 2025

SB-748 (Richardson) - Encampment Resolution Funding program: safe parking sites: reporting.

This bill authorizes the use of Encampment Resolution Funding Program to assist local jurisdictions, that are urban communities within a county, with operating safe parking sites while locating interim or permanent housing.

Status: Chapter 524, Statutes of 2025

SB-802 (Ashby) - Housing finance and development: Sacramento Area Housing and Homelessness Agency: Multifamily Housing Program: Homekey: Homeless Housing, Assistance, and Prevention program.

This bill would restructure, expand, and amend the Sacramento Housing and Redevelopment Agency and rename it to the Sacramento Housing and Homelessness Agency (SHHA). Would move the Sacramento Continuum of Care to the new SHHA, move all homelessness funding from the federal and state government that would go to the impacted cities and county to the SHHA, transfer fees collected by the County of Sacramento and specified cities in Sacramento County to SHHA, and change the process for distributing the Regional Housing Needs Allocation in the county.

Status: Assembly-In Committee Process - Housing and Community Development

Housing Accountability Act

[SB-838 \(Durazo\) - Housing Accountability Act: housing development projects.](#)

This bill revises the definition of housing development project under the Housing Accountability Act to exclude any portion of any housing development project that includes a hotel, motel, bed and breakfast inn, or other transient lodging use.

Status: Chapter 789, Statutes of 2025

Housing Elements - RHNA

[AB-36 \(Soria\) - Housing elements: prohousing designation.](#)

This bill requires the Department of Housing and Community Development (HCD) to evaluate materials from a small rural jurisdiction's housing element submission for evidence of prohousing local policies and prohibits HCD from requiring those jurisdictions to renew their prohousing designations for at least five years.

Status: Chapter 485, Statutes of 2025

[AB-610 \(Alvarez\) - Housing element: governmental constraints: disclosure statement.](#)

This bill requires a local government's housing element to include a potential and actual governmental constraints disclosure statement containing specified potential constraints that the local government can anticipate adopting during the first three years of the subsequent planning period.

Status: Chapter 494, Statutes of 2025

[AB-650 \(Papan\) - Planning and zoning: housing element: regional housing needs allocation.](#)

This bill would have extended a number of timelines in the process of determining regional housing needs, regional housing needs allocations, and housing element revisions, and would have required the Department of Housing and Community Development to provide specific analysis or text to local governments to remedy deficiencies in their draft housing element revisions.

Status: Assembly-Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 650 without my signature.

This bill would require the Department of Housing and Community Development (HCD), if it finds that a draft housing element is deficient, to provide the specific analysis and the draft text that should be included in the jurisdiction's housing element.

I share the author's interest in improving the housing element process. In partnership with the Legislature, we have enacted numerous reforms to strengthen this process by demanding more rigorous site inventories, enforceable rezoning, and stronger accountability mechanisms to uphold state law.

Although intended to build on these recent efforts, I am concerned that this bill would inappropriately shift responsibility for preparing housing elements from local jurisdictions to HCD. While HCD provides technical assistance when requested and in response to inadequate housing elements, that support is no substitute to the local government's fundamental responsibility to plan for its share of housing needs. Further, shifting these duties to the state would add at least \$11 million in new annual costs.

Housing element law has advanced considerably through recent legislation, much of which is now being implemented in the current planning cycle. As these changes take hold, it is critical to preserve the fundamental structure of local planning responsibility under state oversight. However, I look forward to continuing to work with the Legislature on additional opportunities to further improve this process.

For these reasons, I cannot sign this bill.

*Sincerely,
Gavin Newsom*

AB-906 (Mark González) - Planning and zoning: housing elements: affirmatively furthering fair housing.

This bill would revise a number of components relating to the obligation for local governments to affirmatively further fair housing (AFFH) in their housing elements.

Status: Senate-In Committee Process - Appropriations

AB-1275 (Elhawary) - Regional housing needs: regional transportation plan.

This bill requires the Department of Housing and Community Development to determine each region with a council of governments (COG)'s existing and projected housing need three years prior to each region's scheduled housing element revision, rather than two years as under existing law, and makes changes to how the transportation and job projections in a region's sustainable communities strategy must be incorporated into each COG's final regional housing needs allocation plan.

Status: Chapter 593, Statutes of 2025

AB-1359 (Ahrens) - Planning and zoning: development conditions: housing-forward jurisdictions.

This bill would authorize a housing-forward jurisdiction, defined to mean a city, county, or city and county that is designated as a prohousing jurisdiction by HCD and has met or exceeded its share of the regional housing need allocation, as provided, to impose certain conditions on a development project, including prohibiting a developer from using a density bonus benefit, as defined, to reduce the number of bicycle parking or storage spaces, and requiring an impact fee for specified accessory dwelling units.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1407 (Wallis) - Planning and Zoning Law: housing elements: rezoning.

This bill extends the deadline to complete a required rezone for a jurisdiction that has not met their statutory deadline for adopting a substantially compliant housing element, from one year after the statutory deadline to one year and six months after the deadline.

Status: Assembly-In Committee Process - Housing and Community Development

SB-233 (Seyarto) - Regional housing need: determination: consultation with councils of governments.

This bill revises deadlines for the Department of Housing and Community Development to meet and consult with each council of governments in the regional housing needs determination process.

Status: Chapter 577, Statutes of 2025

SB-262 (Wahab) - Housing element: prohousing designations: prohousing local policies.

This bill makes changes to the prohousing designation program at the Department of Housing and Community Development.

Status: Chapter 513, Statutes of 2025

SB-340 (Laird) - General plans: housing element: emergency shelter.

This bill revises the definition of interim interventions under "emergency shelter" in housing element law to include all services provided onsite at a shelter, including the addition or expansion of services that are consistent with any written, objective standards.

Status: Chapter 514, Statutes of 2025

SB-507 (Limón) - Planning and zoning: regional housing needs allocation.

This bill authorizes a local government in the same county as a tribe to enter into a voluntary agreement with a tribe to allow new tribal housing development projects, as defined, to count toward the locality's share of the regional housing needs allocation if certain conditions are met.

Status: Chapter 519, Statutes of 2025

SB-715 (Allen) - Regional housing need: methodology: distribution.

This bill would modify how housing units destroyed in a state of emergency are distributed in a subsequent regional housing needs allocation methodology.

Status: Assembly-In Committee Process - Housing and Community Development

Housing Finance

AB-11 (Lee) - The Social Housing Act.

This bill establishes the California Housing Authority for the purposes of developing mixed-income social housing.

Status: Senate-In Committee Process - Housing

AB-48 (Alvarez) - Education finance: postsecondary education facilities: College Health and Safety Bond Act of 2026.

This bill enacts the College Health and Safety Bond Act of 2026 as a state general obligation bond act that would provide an unspecified dollar amount to construct and modernize education facilities. The bond act would only become operative if approved by the voters at an unspecified statewide election in 2026.

Status: Senate-Pending Referral

AB-57 (McKinnor) – California Dream for All Program: descendants of formerly enslaved people.

This bill would have required that at least 10% of funds available for the California Dream for All Program administered by California Housing Finance Agency be made available to qualifying applicants who are also descendants of formerly enslaved people once a certification process for the descendants of American slavery is created by the to be established Bureau for Descendants of American Slavery. Contingent on the enactment of SB 518 (Weber Pierson) on or before January 1, 2027

Status: Assembly-Vetoed

Governor's Veto Message:

Governor's veto message: To the Members of the California State Assembly:

I am returning Assembly Bill 57 without my signature.

This bill would require that at least 10 percent of the California Dream for All Program's funds be reserved for descendants of formerly enslaved individuals, contingent on the enactment of Senate Bill 518 and the associated certification process created and administered by a new Bureau for Descendants of American Slavery.

I appreciate the author's leadership on this important issue. However, creating an ancestry-based set-aside presents legal risks and could jeopardize CalHFA's access to federal mortgage markets that are critical to providing housing assistance for thousands of Californians each year.

California has made historic investments to expand equitable access to homeownership, including through the Dream for All Program, which provides downpayment assistance to first-time buyers where at least one borrower is a first-generation homebuyer. In the last fiscal year, CalHFA data across all downpayment assistance programs show encouraging results, with Black or African American borrowers represented at rates well above their share of California homeowners.

Building on this progress, the upcoming funding round for new Dream for All applicants will include a programmatic set-aside designed to address long-standing inequality. In addition to the program's core eligibility criteria, 10 percent of Dream for All funds will be reserved for borrowers in Qualified Census Tracts, as defined by area median income, helping direct resources to areas where residents are more likely to face systemic inequities in lending, wealth-building, and housing access. This approach advances the equity goals of this measure while minimizing legal risks and protecting California's continued access to resources essential for expanding affordability and opportunity.

For these reasons, I am returning this bill without my signature.

*Sincerely,
Gavin Newsom*

AB-413 (Fong) - Department of Housing and Community Development: guidelines: translation.

This bill requires the Department of Housing and Community Development to translate guidelines that explain rights or services available to the public into any non-English languages spoken by a substantial number of non-English-speaking people.

Status: Chapter 489, Statutes of 2025

AB-480 (Quirk-Silva) - Personal Income Tax Law: Corporation Tax Law: insurance tax law: low-income housing tax credit:

This bill deletes the requirement that a taxpayer elect to sell (also known as certificate) a low income housing tax credit in their application for tax credits, and instead allows a taxpayer to choose to certificate the credit any time before the tax credits are awarded.

Status: Chapter 492, Statutes of 2025

AB-505 (Castillo) - Multifamily Housing Program: Homekey: report.

This bill would require the Legislative Analyst's Office to conduct an evaluation of the Homekey disbursement program described above to review the effectiveness of the program.

Status: Assembly-In Committee Process - Housing and Community Development

AB-590 (Lee) - Social Housing Bond Act of 2026.

This bill would enact the Social Housing Bond Act of 2026 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$950,000,000 pursuant to the State General Obligation Bond Law, to fund social housing programs.

Status: Assembly-In Committee Process - Housing and Community Development

AB-595 (Carrillo) - Housing: Building Home Ownership for All Program.

This bill would have required the Treasurer, on or before January 1, 2027, in consultation with the California Housing Finance Agency, the Department of Housing and Community Development, and other stakeholders, to develop a framework for the

Building Home Ownership for All Program in accordance with the goals and elements of the program and submit a report outlining the program framework to the Legislature.

Status: Assembly-In Committee Process - Appropriations

AB-722 (Ávila Farías) - Reentry Housing and Workforce Development Program.

This bill would have established the Reentry Housing and Workforce Development Program at the Department of Housing and Community Development.

Status: Assembly-In Committee Process - Appropriations

AB-736 (Wicks) - The Affordable Housing Bond Act of 2026.

This bill would authorize the Affordable Housing Bond Act of 2026 to place a \$10 billion housing bond on the March 2, 2026 primary ballot to fund production of affordable housing and supportive housing.

Status: Senate-Pending Referral

AB-913 (Celeste Rodriguez) - Housing programs: financing.

This bill would have authorized the Department of Housing and Community Development (HCD) to authorize the transfer of excess reserves or operating income from one rental housing development to another under specified conditions. The bill would have also authorized HCD to waive payment of residual receipts or annual loan payments required under regulatory agreements, as specified.

Status: Senate-In Committee Process - Appropriations

AB-1165 (Gipson) - California Housing Justice Act of 2025.

This bill would establish the California Housing Justice Act of 2025 and require the Legislature to set aside enough funds each year to solve homelessness and housing affordability.

Status: Assembly-In Committee Process - Appropriations

AB-1184 (Patterson) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.

This bill would require the Department of Housing and Community Development to include an evaluation of the Homeless Housing, Assistance and Prevention program in their annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1212 (Patel) - University of California: faculty and employee housing.

This bill would establish the University of California (UC) Faculty and Employee Housing Act of 2025.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1229 (Schultz) - Adult Reentry Grant Program.

This bill would move the Adult Reentry Grant Program from the Board of State and Community Corrections to the Department of Housing and Community Development to administer and makes specified changes to the program.

Status: Senate-In Floor Process

AB-1244 (Wicks) - California Environmental Quality Act: transportation impact mitigation: Transit-Oriented Development Implementation Program.

This bill would allow a development project that is required to mitigate transportation impacts to elect to contribute an amount, at a price per vehicle miles travelled determined by the Office of Land Use and Climate Innovation, to the Transit Oriented Development Implementation fund for allocation to a local infill housing development.

Status: Senate-In Committee Process - Environmental Quality

AB-1265 (Haney) - Income taxes: credits: rehabilitation of certified historic structures.

This bill would extend the state historic tax credit from January 1, 2027, to January 1, 2031, and revise the eligible expenditures.

Status: Assembly-In Committee Process - Revenue and Taxation

AB-1445 (Haney) - Downtown revitalization and economic recovery financing districts.

This bill authorizes any city or county to establish one Downtown Revitalization and Economic Recovery Financing District.

Status: Chapter 642, Statutes of 2025

ACA-3 (Haney) - University of California: home down payment loans for support staff.

This bill would amend the California Constitution to require the Regents of the University of California to extend portions of homeownership assistance, currently provided to senior executives and faculty, to eligible support staff, on or before January 1, 2027.

Status: Assembly-In Committee Process - Appropriations

ACA-4 (Jackson) - Homelessness and affordable housing.

This bill would add an amendment to the Constitution requiring that at least 5% of General Fund revenues each year for the next ten years be placed in the Housing

Opportunities for Everyone Fund to support the creation of affordable housing, fund housing and services to prevent and end homelessness, and support homeownership opportunities for low- and moderate-income households.

Status: Assembly-In Committee Process - Appropriations

SB-21 (Durazo) - Single-room occupancy units: demolition and replacement: housing assistance programs: eligibility for homeless individuals and families.

This bill creates an exemption to the Housing Crisis Act for the demolition and replacement of Single Room Occupancy Units.

Status: Chapter 511, Statutes of 2025

SB-686 (Reyes) - Housing programs: financing.

This bill changes recently passed trailer bill language in AB 130 (Committee on Budget), Chapter 22, Statutes of 2025 that authorized the Department of Housing and Community Development (HCD) to allow owners of developments with affordable housing funding from HCD to extract equity for specified purposes.

Status: Chapter 523, Statutes of 2025

SB-750 (Cortese) - California Housing Finance and Credit Act.

This bill would create the California Housing Finance and Credit Program, a state-backed construction loan program at the California Housing Finance Agency for purposes of constructing housing.

Status: Assembly-In Committee Process - Appropriations

SB-772 (Cabaldon) - Infill Infrastructure Grant Program of 2019: applications: eligibility.

This bill would lower the affordability requirements to receive funding from the Infill Infrastructure Grant Program and makes other changes to the program.

Status: Assembly-In Committee Process - Appropriations

Land Use Planning

AB-457 (Soria) - Farmworker housing: streamlined, ministerial approval: Counties of Fresno, Madera, and Merced.

This bill expands the existing streamlined, ministerial approval process for farmworker housing established by AB 1783 (R. Rivas), Chapter 866, Statutes of 2019. by adding the Counties of Fresno, Madera, and Merced.

Status: Chapter 490, Statutes of 2025

AB-1007 (Blanca Rubio) - Land use: development project review.

This bill expedites timelines for approval or disapproval by a public agency acting as the "responsible agency" for residential and mixed-use development projects.

Status: Chapter 502, Statutes of 2025

AB-1021 (Wicks) - Housing: local educational agencies.

This bill makes changes to AB 2295 (Bloom), Chapter 652, Statutes of 2022, which authorized a housing development project as an allowable use on any real property owned by a local educational agency (LEA) and adds housing on LEA property to an existing exemption in the California Environmental Quality Act.

Status: Chapter 503, Statutes of 2025

AB-1296 (Bonta) - Local educational agencies: reserve funds.

This bill requires the Department of Housing and Community Development (HCD) to create a form for local educational agencies (LEAs) to express interest in using their property for housing development and requires HCD to offer technical assistance to LEAs for predevelopment activities on such projects, especially in high-need or high-cost areas.

Status: Chapter 508, Statutes of 2025

AB-1308 (Hoover) - Residential building permits: fees: inspections: Housing Accountability Act.

This bill requires the building department of every city or county to conduct an inspection of permitted work for residential projects containing at least 1 and no more than 10 units within 10 business days of receiving notice of the completion of permitted work.

Status: Chapter 509, Statutes of 2025

Land Use Planning - CEQA

AB-609 (Wicks) - California Environmental Quality Act: exemption: housing development projects.

This bill would establish a statutory California Environmental Quality Act exemption for infill housing developments. *THIS BILL WAS INCLUDED IN THE BUDGET TRAILER BILL AB-130.*

Status: Senate-Pending Referral

AB-1102 (Boerner) - Sea level rise and groundwater rise: contaminated sites: report.

As referred to this committee, this bill would have required a proponent of a new development to complete a sea level rise and groundwater rise risk assessment as part

of the application to a public agency if the proposed development will be within 1,000 feet of a contaminated site, as provided, and will be within an area vulnerable to groundwater rise or sea level rise, as defined.

Status: This bill was amended out of the committee's jurisdiction on April 10, 2025

[SB-486 \(Cabaldon\) - Regional housing: public postsecondary education: changes in enrollment levels: California Environmental Quality Act.](#)

This bill requires Metropolitan Planning Organizations to consider postsecondary enrollment when they prepare their Sustainable Communities Strategy; requires the California State University (CSU), and requests the University of California (UC), to provide specified enrollment information to Councils of Government to inform regional housing planning for the next Regional Housing Needs Allocation cycle; and narrows the scope of the environmental analysis that the CSU and UC must perform for development projects if specified requirements are met.

Status: Chapter 517, Statutes of 2025

Land Use Planning - Coastal Commission

[SB-484 \(Laird\) - Coastal resources: coastal development permits: infill area categorical exclusion.](#)

This bill requires the California Coastal Commission, in consultation with the Department of Housing and Community Development, by July 1, 2027, to identify infill areas within at least three local jurisdictions that do not have a certified local coastal program for a categorical exclusion from the coastal development permitting requirement for deed-restricted affordable housing developments.

Status: Chapter 416, Statutes of 2025

Land Use Planning - Density Bonus

[AB-87 \(Boerner\) - Housing development: density bonuses.](#)

This bill provides that a local government is not required to grant a concession or incentive under Density Bonus Law (DBL) to a hotel or motel use as part of a housing development project, as specified.

Status: Chapter 486, Statutes of 2025

[AB-945 \(Fong\) - Density Bonus Law: incentives and concessions: green housing developments.](#)

This bill would require a city or county to grant additional incentives or concessions under Density Bonus Law when an applicant proposes to construct a green housing development.

Status: Assembly-In Committee Process - Housing and Community Development

[SB-92 \(Blakespear\) - Housing development: density bonuses.](#)

This bill limits the ability of development proponents to apply concessions, incentives, and development waivers under Density Bonus Law to nonresidential uses, including hotel uses.

Status: Chapter 484, Statutes of 2025

Land Use Planning - Local Government Approvals

[AB-920 \(Caloza\) - Permit Streamlining Act: housing development projects: centralized application portal.](#)

This bill requires a city or county with a population of 150,000 or more persons to, no later than January 1, 2028, establish a centralized application portal for housing development projects online.

Status: Chapter 501, Statutes of 2025

[AB-1206 \(Harabedian\) - Single-family and multifamily housing units: preapproved plans.](#)

This bill would have required local agencies to develop a program for the preapproval of single-family and multifamily residential housing plans, as specified, and include information on their annual progress reports regarding the number of residential housing units that are approved using a preapproved housing plan.

Status: Senate-In Committee Process - Appropriations

[AB-1276 \(Carrillo\) - Housing developments: ordinances, policies, and standards.](#)

This bill would have extended the “vesting” rights that apply to local agency reviews of housing developments under the Housing Crisis Act to also apply to the rules, regulations, and requirements imposed by other public agencies. The bill would also have extended the “reasonable person” standard, as specified, to public agency determinations of whether a housing development project is consistent, compliant, and in conformity with applicable plans, policies, and ordinances for purposes of the Permit Streamlining Act.

Status: Senate-In Committee Process - Appropriations

[AB-1294 \(Haney\) - Planning and zoning: housing development: standardized application form.](#)

This bill would require cities and counties to deem an application for a housing development entitlement complete once the applicant submits specified information,

and direct the Department of Housing and Community Development to develop a standardized housing entitlement application that cities and counties must accept.

Status: Senate-In Committee Process - Local Government

[SB-489 \(Arreguín\) - Local agency formation commissions: written policies and procedures: Permit Streamlining Act: housing development projects.](#)

This bill requires local agency formation commissions to post their application packets for changes of organization on their websites and makes minor changes to the Permit Streamlining Act.

Status: Chapter 518, Statutes of 2025

[SB-627 \(Wiener\) - Law enforcement: masks.](#)

As referred to this committee, this bill would have clarified that if a postentitlement permit is incomplete, denied, or determined to be noncompliant, the local agency shall provide a process for the applicant to appeal the decision to the governing body of the agency.

Status: This bill was amended out of the committee's jurisdiction on June 16, 2025

Land Use Planning - Local Government Fees

[AB-874 \(Ávila Farías\) - Mitigation Fee Act: waiver of fees: affordable rental housing.](#)

This bill would require a local agency to waive fees or charges that are collected by a local agency to fund the construction of public improvements or facilities for residential developments subject to a regulatory agreement with a public entity, as provided, that includes certain income and affordability requirements. The bill would exclude from this requirement those fees or charges, as applicable, for the construction or reconstruction of school facilities or that cover the cost of code enforcement, inspection services, or other fees collected to pay for the cost of enforcement of local ordinances or state law.

Status: Assembly-In Committee Process - Local Government

Land Use Planning - Permits

[AB-253 \(Ward\) - California Residential Private Permitting Review Act: residential building permits.](#)

This bill allows, until January 1, 2036, an applicant for specified residential building permits to contract with or employ a private professional provider to check plans and specifications if the county or city estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.

Status: Chapter 487, Statutes of 2025

AB-301 (Schiavo) - Planning and zoning: housing development projects: postentitlement phase permits: state agencies.

This bill establishes specific timeframes for all state agencies involved in postentitlement reviews and approvals for housing developments.

Status: Chapter 488, Statutes of 2025

AB-660 (Wilson) - Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.

This bill would make various changes to the time limits and procedures for local agency review and approval of post-entitlement permits.

Status: Senate-In Committee Process - Appropriations

AB-1026 (Wilson) – Public utilities: electrical corporations: energization.

As heard by this committee, this bill would have established specific timeframes and requirements for investor-owned utilities, involved in postentitlement permitting for housing development proposals.

Status: This bill was amended out of the committee's jurisdiction on June 17, 2025.

Land Use Planning - Planning and Zoning

AB-647 (Mark González) - Housing development approvals: residential units.

This bill would establish the Better Urban Infill and Livable Design Housing Act of 2025, which provides a streamlined and ministerial approval pathway for the development of up to eight residential units total on a lot with an existing single family home, or a lot zoned for less than eight residential units.

Status: Assembly-In Committee Process - Local Government

AB-1061 (Quirk-Silva) - Housing developments: urban lot splits: historical resources.

This bill modifies historic resource designations that limit the single-family parcels eligible for ministerial approval of an urban-lot split or a duplex development under SB 9 (Atkins, Chapter 162, Statutes of 2021) by deleting the absolute exemption for historic districts in SB 9 and instead excluding SB 9 duplex developments and urban lot splits on parcels or properties individually listed as historic resources or landmarks, as specified.

Status: Chapter 505, Statutes of 2025

SB-79 (Wiener) - Housing development: transit-oriented development.

This bill requires a housing development project within a specified radius of existing or currently proposed major transit-oriented development (TOD) stop, as defined, be an

allowable use on a site zoned for residential, mixed, or commercial development, if the housing development meets certain requirements. This bill also allows a transit agency to adopt TOD zoning standards for district-owned land located in a TOD zone.

Status: Chapter 512, Statutes of 2025

Land Use Planning - Streamlining

[AB-507 \(Haney\) - Adaptive reuse: streamlining: incentives.](#)

This bill establishes the Office to Housing Conversion Act, creating streamlined, ministerial approvals process for adaptive reuse projects, as defined, and provides certain financial incentives for the adaptive reuse of existing buildings.

Status: Chapter 493, Statutes of 2025

[AB-893 \(Fong\) - Housing development projects: objective standards: campus development zone.](#)

This bill expands the Affordable Housing and High Road Jobs Act of 2022, established by AB 2011 (Wicks) of 2022, to apply to campus development zones, as defined.

Status: Chapter 500, Statutes of 2025

Landlord - Tenant

[AB-299 \(Gabriel\) - Motels, hotels, and short-term lodging: disasters.](#)

This bill provides, until January 1, 2031, that a guest of a lodging shall not be considered a person who hires nor have their lodging constitute a new tenancy for purposes of existing law governing tenancy and unlawful detainer proceedings if the guest is residing in the lodging as a result of a disaster that substantially damaged, destroyed, or otherwise made uninhabitable their prior housing, subject to certain conditions.

Status: Chapter 531, Statutes of 2025

[AB-754 \(Connolly\) - Floating home marinas: rent caps: County of Marin.](#)

This bill modifies an existing state floating home rent cap and certain fee provisions for floating homes in marinas in the County of Marin, until January 1, 2038.

Status: Chapter 498, Statutes of 2025

[AB-1157 \(Kalra\) - Tenancy: just cause termination: rent increases.](#)

This bill would lower the allowable rent increase cap in the Tenant Protection Act of 2019 (TPA), expand the TPA to cover single-family residences, and delete the January 1, 2030 sunset in the TPA.

Status: Assembly-In Committee Process - Judiciary

SB-522 (Wahab) - Housing: tenant protections.

This bill exempts housing built to replace a previous housing unit, as specified, from the 15-year rolling exemption for new construction in the just cause eviction provisions of the Tenant Protection Act of 2019.

Status: Assembly-In Floor Process

Landlord -Tenant Mobilehome

SB-610 (Pérez) - Disaster assistance: tenants, Mobilehome parks, and mortgages.

This bill imposes new requirements on a mobilehome park owner or a landlord of residential property if a property is damaged or destroyed by a declared emergency or disaster.

Status: Chapter 547, Statutes of 2025

Miscellaneous

AB-518 (Ward) - Low-impact camping areas.

This bill exempts a “low-impact camping area,” as defined, from the Special Occupancy Parks Act if it is located in a county that has enacted an ordinance authorizing low-impact camping that meets specified requirements.

Status: Chapter 157, Statutes of 2025

AB-557 (McKinnor) - California Factory-Built Housing Law.

This bill allows for the reuse of certain plans or specifications for factory-built housing if the plans for an individual unit have previously been approved by the Department of Housing and Community Development or a qualified design approval agency in the same building code cycle, with conditions.

Status: Senate-In Committee Process - Housing

AB-1152 (Patterson) – Controlled substances: human chorionic gonadotropin.

As heard by this committee, this bill would have revised the Housing Crisis Act of 2019 to permit an affected county or city to allow a conservation easement to preserve residentially zoned property if certain conditions were met.

Status: This bill was amended out of the committee's jurisdiction on June 23, 2025.

AB-1529 (Committee on Housing and Community Development) - Housing omnibus.

This bill makes non-controversial changes to sections of state law relating to housing.

Status: Chapter 203, Statutes of 2025

[SB-655 \(Stern\) - Dwelling units: indoor temperature.](#)

This bill declares it to be the established policy of the state that all dwelling units shall be able to attain and maintain a safe maximum indoor temperature, and requires all state agencies to consider this policy when revising, adopting, or establishing policies, programs, regulations, and criteria that are relevant to achieving this state policy.

Status: Chapter 522, Statutes of 2025

[SB-681 \(Wahab\) - Housing.](#)

This bill would have made changes to several provisions of housing and landlord-tenant law. *THIS BILL WAS INCLUDED IN THE BUDGET TRAILER BILL SB-131.*

Status: Assembly-In Committee Process - Housing and Community Development

[SB-724 \(Richardson\) - Public housing: lead testing.](#)

This bill would have required the owner of a public housing unit, if it is owned or managed by a city, county, city and county, or housing authority, to provide information to the residents of the public housing unit regarding any applicable existing program that offers free testing for lead in drinking water.

Status: Assembly-In Committee Process - Appropriations

Mobilehomes/Manufactured Housing

[AB-391 \(Michelle Rodriguez\) - Mobilehome parks: notice to homeowners and residents.](#)

This bill authorizes notices required by the Mobilehome Residency Law to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail .

Status: Chapter 339, Statutes of 2025

[AB-456 \(Connolly\) - Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes.](#)

This bill modifies rules relating to the sale or transfer of a mobilehome that will remain in the park and provides that, if park management fails or refuses to notify a seller or prospective purchaser of specified information, certain rights for management to require repairs or improvements to the mobilehome or to deny the tenancy application of a prospective purchaser are waived.

Status: Chapter 59, Statutes of 2025

AB-635 (Ahrens) - Mobilehome Residency Law Protection Program: Attorney General.

This bill would require the Department of Housing and Community Development to refer up to a total of 25 alleged violations, as specified, from the Mobilehome Residency Law Protection Program (MRLPP) in any given fiscal year to the office of the Attorney General (AG), authorize the AG to use funds from the Mobilehome Dispute Resolution Fund, and extend the sunset date of the MRLPP from 2027 to 2030.

Status: Senate-In Committee Process - Judiciary

AB-760 (Ta) - Mobilehome parks: rental restrictions: exemptions: emergencies.

This bill would exempt certain mobilehome parks in areas under specified states of emergency from provisions prohibiting management from renting or subleasing park-owned mobilehomes if management also prohibits homeowners in the park from renting or subleasing their mobilehome or space.

Status: Senate-In Committee Process - Judiciary

AB-768 (Ávila Farías) - Mobilehome parks: rent protections: local rent control.

Would limit the application of local rent control to mobilehome spaces that are not the only or principal residence of a homeowner, and would delete a presumption that a mobilehome is a homeowner's principal residence if they receive a homeowner's tax exemption for that mobilehome, among other changes.

Status: Assembly-In Committee Process - Judiciary

AB-806 (Connolly) - Mobilehomes: cooling systems.

This bill prohibits management or ownership of mobilehome parks from restricting a homeowner's ability to install a cooling system in their mobilehome, with some exceptions.

Status: Chapter 343, Statutes of 2025

AB-813 (Solache) - Mobilehome parks: termination of tenancy.

This bill would allow mobilehome park management to terminate a tenancy due to conduct by a homeowner or resident upon the park premises that constitutes a substantial annoyance to park staff, park employees, or other individuals who have contracted with or regularly provide services for the park.

Status: Assembly-In Committee Process - Housing and Community Development

AB-925 (Addis) - Mobilehome parks: emergency preparedness.

This bill would have codified emergency preparedness plan requirements for mobilehome parks beginning January 1, 2027, and would have increased the annual per-lot fee under the Mobilehome Parks Act from \$4 per lot to \$10 per lot.

Status: Assembly-In Committee Process - Appropriations

SB-749 (Allen) - Mobilehome parks: closure, cessation, or change of use.

This bill would have enacted new notice and purchase offer requirements that mobilehome park management must comply with when a park is closing, ceasing operations, or converting to another use.

Status: Assembly-In Committee Process - Appropriations

Natural Disaster Assistance and Preparedness

AB-239 (Harabedian) - State-led County of Los Angeles disaster housing task force.

This bill would have established a State-Led County of Los Angeles Disaster Housing Task Force

Status: Assembly-Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 239 without my signature.

This bill would require the Department of Housing and Community Development (HCD) to convene a state-led County of Los Angeles disaster housing task force to coordinate and streamline efforts to rebuild housing in the communities impacted by the 2025 Los Angeles Wildfires.

I appreciate the author's intent to provide a strong and coordinated recovery in Los Angeles County. However, California already has a robust disaster housing coordination structure that delivers on this very goal. Following the Eaton and Palisades Fires, HCD and Cal OES created a Housing Task Force within the Joint Field Office, regularly convening state, federal, and local partners to accelerate delivery of resources and provide technical assistance in rebuilding efforts. That task force has launched resiliency centers, held rebuild workshops, and is actively advancing housing recovery for affected communities. This same framework has guided recovery from countless disasters - from the Camp Fire to the North Complex Fire and beyond - consistently showing that California has the tools and partnerships needed to drive recovery.

This bill would duplicate longstanding work already underway, create additional costs and reporting requirements, and limit the flexibility that has proven essential in disaster response.

My Administration remains fully committed to supporting Los Angeles County's wildfire recovery, and we will continue to build on the progress achieved through the existing task force framework by pursuing efforts that are additive to, rather than duplicative of, this proven structure.

For these reasons, I cannot sign this bill.

*Sincerely,
Gavin Newsom*

AB-818 (Ávila Farías) - Permit Streamlining Act: local emergencies.

This bill requires a local agency to approve a permit for specified structures intended to be used by a person until the rebuilding or repairing of a property destroyed or damaged by a natural disaster is complete.

Status: Chapter 534, Statutes of 2025

SB-625 (Wahab) - Housing developments: disasters: reconstruction of destroyed or damaged structures.

This bill extends key elements of the Governor's executive orders issued in response to the Los Angeles fires by establishing a statutory, ministerial approval process for rebuilding residential structures destroyed in declared disasters, including provisions that waive local discretionary review, streamline permitting timelines, and allow reconstruction up to 110% of the prior structure's size.

Status: Chapter 548, Statutes of 2025

Surplus Land Act

AB-76 (Alvarez) - Surplus land: exempt surplus land: sectional planning area.

This bill would have allowed for purposes of meeting the requirements of an existing Surplus Lands Act exemption, that student, staff, and faculty housing can be counted toward minimum density requirements. It would have excluded student, staff, and faculty housing from the total number of units used for calculating the minimum number of affordable housing units that must be constructed.

Status: Assembly-Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 76 without my signature.

This bill reduces the affordable housing requirements for the University Innovation District (UID) in Chula Vista to qualify as exempt surplus land under the Surplus Land Act (SLA). Current law requires that at least 25 percent of all units be affordable to lower-income households. This measure instead excludes student, faculty, and university employee housing from those calculations - lowering the number of affordable homes required.

I support the vision of a University Innovation District in Chula Vista, as reflected in my signing of AB 662, which establishes a task force studying a mixed-use educational facility. But this effort should not come at the expense of the SLA's affordability framework, which since 2022 has been responsible for unlocking more than 34,000 homes - including 21,500 affordable units. Nor should it conflict with legislative efforts to expand affordable workforce housing by excluding faculty and staff units from affordability requirements.

With the AB 662 task force work set to begin, it is premature to alter this exemption before the task force completes its evaluation. Any subsequent proposal must ensure affordability requirements are maintained and the underlying use is consistent with the SLA's purpose of delivering broad public benefit.

For these reasons, I am returning this bill without my signature.

*Sincerely,
Gavin Newsom*