

CCCA, LEAGUE and YIMBY, Legislative Summary

October 15, 2026

CCCA

[AB 1546](#) ([Schultz D](#)) **Vehicles: driving under the influence.**

Current Text: Chaptered: 9/25/2026 [html](#) [pdf](#)

Chapter No.: 444

Introduced: 1/5/2026

Last Amended: 8/28/2026

Status: 9/25/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 444, Statutes of 2026.

Location: 9/25/2026-A. CHAPTERED

Summary:

Under existing law, if a person is convicted of either driving under the influence (DUI) of any alcoholic beverage or drug, or under the combined influence of any alcoholic beverage and drug or driving while having 0.08% or more, by weight, of alcohol in the person's blood within 10 years of 2 separate violations of specified DUI offenses, or any combination thereof, that resulted in convictions, that person has committed an offense punishable by imprisonment in the county jail for not less than 120 days nor more than one year and by a fine, as specified. This bill would, instead, make the above DUI conviction punishable as a wobbler by imprisonment in the county jail for not less than 120 days nor more than one year and by a fine, as specified, or by imprisonment in the county jail for 16 months or 2 or 3 years and a fine, as specified.

Position: Support

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

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 366

Introduced: 1/15/2026

Last Amended: 8/21/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 366, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law prohibits a person from, among other things, engaging in, aiding, or abetting a motor vehicle exhibition of speed on a highway or in an offstreet parking facility. Under existing law, a violation of this prohibition is punishable by imprisonment in a county jail for not more than 90 days, by a fine of not more than five hundred dollars (\$500), or by both that fine and imprisonment. Existing law, beginning on January 1, 2029, authorizes a court to suspend the privilege to operate a vehicle for 90 days to 6 months for a person who engages in, aids, or abets a motor vehicle exhibition of speed that occurred as part of a sideshow. For these purposes, existing law defines "sideshow" as an event in which 2 or more persons block or impede traffic on a highway or in an offstreet parking facility for the purpose of performing motor vehicle stunts, motor vehicle speed contests, motor vehicle exhibitions of speed, or reckless driving for spectators. This bill would revise the definition of sideshow to include the use or operation of any motor vehicle, including, but not limited to, motorcycles or off-highway motor vehicles, as specified, to barricade, block, impede, or otherwise obstruct traffic. The bill would also provide enhanced penalties for engaging in, aiding, or abetting a motor vehicle exhibition of speed as part of a sideshow, including, as specified, increasing fines, requiring a mandatory minimum jail sentence, and making the offense punishable as a misdemeanor or felony if the offense proximately causes injury to another person.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 780

Introduced: 1/22/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 780, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law requires a local agency or state agency to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. Existing law requires the time limits to be tolled, if the local agency or state agency requires review of the application by an outside entity, until the outside entity completes the review and returns the application, as specified. This bill would prohibit a local agency or state agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review. The bill would authorize a local agency or state agency to deny an application that is not compliant with the permit standards following 2 plan check and specification reviews. The bill would also authorize an applicant to request additional submittals of applications that are not compliant with the permit standards.

Position: Oppose

AB 1712 (Pacheco D) City of Santa Fe Springs: sale of water utility property.

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 371

Introduced: 2/4/2026

Last Amended: 4/6/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 371, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law authorizes the furnishing of utility services by publicly owned public utilities, including municipal corporations, that are subject to control by their governing bodies. Existing law authorizes any municipal corporation to acquire, construct, own, operate, or lease any public utility, as defined, and authorizes a municipal corporation to sell or dispose of any public utility it owns. Existing law establishes procedures whereby a municipal corporation may lease, sell, or transfer that portion of a water utility used for furnishing water service outside or inside the boundaries of the municipal corporation, including, in the case of sale or transfer of the public utility located inside the municipal boundaries, the determination that the public utility is not necessary for supplying water to its own inhabitants or that its inhabitants will be provided with equal or better service by the acquiring entity, if the sale or transfer is approved by a majority of all voters voting on the issue in an election, and the acquiring entity discloses specified information before the election. This bill would authorize the City of Santa Fe Springs, until January 1, 2032, to sell its public utility for furnishing water service for the purpose of consolidating its public water system with another public water system pursuant to specified procedures if certain requirements are met.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 781

Introduced: 2/9/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 781, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law contains various provisions requiring a local government that receives an application for certain types of qualified housing developments to review the application under a streamlined, ministerial approval process, depending on the type of housing development, as specified. Existing law, the Subdivision Map Act, vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. Existing law, known as the Starter Home Revitalization Act of 2021, among other things, requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements,

including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except as provided. This bill, the Missing Middle Townhome Ownership Act, would authorize a development proponent to submit an application for a townhome development project that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The bill would also require a local agency to ministerially consider, without discretionary review or a hearing, a tentative and final map for a townhome development project that meets specified requirements, including that the proposed subdivision complies with the requirements established by the bill for ministerial approval of a townhome development project, as described in the preceding sentence, and that the newly created parcels are no smaller than 600 square feet.

Position: Oppose

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

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 348

Introduced: 2/10/2026

Last Amended: 7/2/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 348, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit, and requires every local government to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations, as provided. Existing law defines "electric vehicle charging station" to mean any level of electric vehicle supply equipment station that is designed and built in compliance with specified provisions, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. Existing law requires fees charged by a local agency for specified purposes, including permits, to not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of this cost is submitted to, and approved by, 2/3 of the electors. Existing law, until January 1, 2034, prohibits a city, county, city or county, or charter city from charging a permit fee for a solar energy system that exceeds the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$450 plus \$15 per kilowatt for each kilowatt above 15kW for residential solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for every kilowatt above 250kW, for commercial solar energy systems, unless the city, county, city and county, or charter city provides substantial evidence of the reasonable cost to issue the permit as part of a written finding and an adopted resolution or ordinance, as provided. This bill, until January 1, 2036, would prohibit a city, county, city or county, or charter city from charging a permit fee for an electric vehicle charging station that exceeds the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$500 plus \$5 per kilowatt for each kilowatt between 51kW and 250kW, plus \$2 for every kilowatt above 250kW, for a level 2 electric vehicle charging station installed at a new or existing multifamily housing development, unless the city, county, city and county, or charter city provides substantial evidence of the reasonable cost to issue the permit as part of a written finding and an adopted resolution or ordinance, as provided.

Position: Oppose

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 838

Introduced: 2/13/2026

Last Amended: 8/18/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 838, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law makes a person who is a dealer in or collector of junk, metals, or secondhand materials, or their agent, employee, or representative, who buys or receives any wire, cable, copper, lead, solder, mercury, iron, or brass that the person knows or reasonably should know is used by or belongs to specified entities, including a railroad, certain utility companies, or a public entity engaged in furnishing public utility service, without using due diligence to ascertain that the person selling or delivering that material has a legal right to do so, guilty of criminally receiving that property and, in addition to

imprisonment, makes that act punishable by a fine of not more than \$5,000. This bill would prohibit organized metal theft, described as acting in concert with one or more persons to steal metal materials from one or more of specified materials and items with the intent to sell, exchange, or return those metal materials for value, acting in concert with 2 or more persons to receive, purchase, or possess those metal materials knowing or believing it to have been stolen, acting as an agent of another to steal those metal materials as part of an organized plan to commit theft, or recruiting, coordinating, organizing, supervising, directing, managing, or financing another to undertake acts of theft of metal.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 842

Introduced: 2/19/2026

Last Amended: 6/18/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 842, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and classifies electric bicycles into 3 classes with different restrictions for various purposes. This bill would require all class 2 electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with a speedometer. The bill would also require all electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with an integrated or detachable front lamp and a rear lamp, as specified. The bill would also require sellers and distributors of electric bicycles to disclose specified information at or before the point of sale.

Position: Support

AB 2349 (Solache D) State Air Resources Board: regional air quality incident response program.

Current Text: Vetoed: 9/18/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 7/1/2026

Status: 9/18/2026-Vetoed by Governor.

Location: 9/18/2026-A. VETOED

Calendar:

11/30/2026 #16 ASSEMBLY GOVERNOR'S VETOES

Summary:

Existing law generally designates the State Air Resources Board as the state agency with the primary responsibility for the control of vehicular air pollution, and air pollution control districts and air quality management districts with the primary responsibility for the control of air pollution from all sources other than vehicular sources. Existing law requires the state board to inventory sources of air pollution within the air basins of the state, determine the kinds and quantity of air pollutants, and monitor air pollutants in cooperation with districts and other agencies. This bill would require the state board to expand its incident air monitoring program, subject to an appropriation by the Legislature for those purposes, to provide support for a regional network of air quality incident response centers, including at least one air quality incident response and evaluation center located at the South Coast Air Quality Management District, in order to facilitate emergency air monitoring response at the local and regional level. The bill would require each air quality incident response center to be operated by the state board or an air district and would require the state board and each district that operates an air quality incident response center to coordinate to provide emergency air monitoring response for disasters or other crises impacting air quality and public health in the state.

Position: Support

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

Current Text: Amended: 8/3/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Last Amended: 8/3/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/10/2026)

Location: 8/14/2026-S. DEAD

Summary:

The Community Redevelopment Law established redevelopment agencies in each community and granted specified powers to those redevelopment agencies for the purpose of promoting redevelopment in blighted areas. Existing law dissolved those community redevelopment agencies in 2012. Other existing law, the Disaster Recovery Reconstruction Act of 1986, authorizes each city, county, or other local subdivision, as provided, to prepare, prior to a disaster, plans and ordinances facilitating the expeditious and orderly recovery and reconstruction of the area in case of a disaster. Existing law authorizes the plans and ordinances to include, among other things, a contingency plan of action and organization for short-term and long-term recovery and reconstruction to be instituted after a disaster. Existing law authorizes the plans and ordinances to include the authority and proposed organization for establishment of a local reconstruction authority with powers parallel to those of a community redevelopment agency, except as specified. This bill would refer to those plans as a disaster recovery plan and would require a city or county that prepares a disaster recovery plan to amend its general plan, if necessary, as provided, to ensure consistency between both plans. The bill would revise the contingency plan of action and organization to include intermediate recovery and reconstruction, in addition to the short-term and long-term recovery and reconstruction, and would specify elements that may be included in the contingency plan of action and organization. The bill would require the Office of Land Use and Climate Innovation, on or before January 1, 2029, and in consultation with other specified state and local entities, to assess the recovery and rebuilding needs of jurisdictions across the state and develop model ordinance language, as provided.

Position: Support

AB 2529 (Johnson R) Civil claims: public entities and employees: declaration.

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 618

Introduced: 2/20/2026

Last Amended: 4/9/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 618, Statutes of 2026.

Location: 9/27/2026-A. CHAPTERED

Summary:

The Government Claims Act governs the tort liability and immunity of, and claims and actions against, public entities, officers, and employees. Existing law requires that a claim against a public entity or public employee be signed by the claimant or by some person on the claimant's behalf. This bill would require a claim against a public entity or public employee to include a declaration that, upon information and belief, the contents of the claim are true and correct.

Position: Support

SB 1266 (Stern D) Crimes: theft.

Current Text: Amended: 7/2/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 7/2/2026

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

Location: 8/14/2026-A. DEAD

Summary:

The Safe Neighborhoods and Schools Act, enacted by Proposition 47, as approved by the voters at the November 4, 2014, statewide general election, requires the theft of property that does not exceed \$950 to be punished as a misdemeanor, except as specified. Proposition 47 authorizes amendment of its provisions by a 2/3 vote of the Members of each house of the Legislature so long as the amendments are consistent with and further the intent of the act. Under existing law, it is grand theft to steal, take, or carry away copper materials of another valued at more than \$950. This bill would amend Proposition 47 to require, for the purposes of this provision, value to be calculated as the cost to the victim to repair and replace the stolen materials, including equipment that was damaged or destroyed by the stealing, taking, or carrying away, as specified.

Position: Support

SB 1274 (Archuleta D) Industrial cities.

Current Text: Chaptered: 9/14/2026 [html](#) [pdf](#)

Chapter No.: 231

Introduced: 2/20/2026

Last Amended: 7/2/2026

Status: 9/14/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 231, Statutes of 2026.

Location: 9/14/2026-S. CHAPTERED

Summary:

Existing law defines terms for the identification of state and local governmental entities. This bill would define an industrial city.

Position: Support

SB 1359 (Stern D) Natural Gas Ratepayer Protection Act.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 1026

Introduced: 2/20/2026

Last Amended: 8/21/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 1026, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including gas corporations. Existing law authorizes the commission to fix the rates and charges for every public utility and requires that those rates and charges be just and reasonable. Existing law requires, until at least December 31, 2029, each gas corporation to submit to the commission a map that includes, among other things, the location of all potential gas distribution line replacement projects identified in its distribution integrity management plan and any foreseeable gas distribution pipeline replacements, as provided. This bill would require each gas corporation to submit an annual report to the commission that describes its expenditures associated with gas distribution infrastructure replacement and upgrade projects, as provided. The bill would require the commission, as part of its long-term gas planning rulemaking or a successor proceeding, to consider a framework for the depreciation of gas distribution infrastructure that reflects reasonably foreseeable changes in gas demand and is designed to minimize future ratepayer exposure to stranded asset costs, and would authorize the commission to apply the framework in evaluating the depreciation of, and cost recovery for, gas distribution infrastructure replacements and upgrades. This bill contains other related provisions and other existing laws.

Position: Oppose

LEAGUE

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

Current Text: Chaptered: 7/16/2026 [html](#) [pdf](#)

Chapter No.: 89

Introduced: 12/2/2024

Last Amended: 6/11/2026

Status: 7/16/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 89, Statutes of 2026.

Location: 7/16/2026-A. CHAPTERED

Summary:

The Administrative Procedure Act sets forth the requirements for the adoption, publication, review, and implementation of regulations by state agencies. The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (act), approved by the voters as Proposition 4 at the November 5, 2024, statewide general election, authorized the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law to finance projects for safe drinking water, drought, flood, and water resilience, wildfire and forest resilience, coastal resilience, extreme heat mitigation, biodiversity and nature-based climate solutions, climate-smart, sustainable, and resilient farms, ranches, and working lands, park creation and outdoor access, and clean air programs. Existing law authorizes certain regulations needed to effectuate or implement programs of the act to be adopted as emergency regulations in accordance with the Administrative Procedure Act, as provided. Existing law requires the emergency regulations to be filed with the Office of Administrative Law and requires the emergency regulations to remain in effect until repealed or amended by the adopting state agency. This bill, notwithstanding the above, would exempt the

adoption of regulations needed to effectuate or implement programs of the act from the requirements of the Administrative Procedure Act, as provided. The bill would require a state entity that receives funding to administer a competitive grant program established using the Administrative Procedure Act exemption to do certain things, including, among other things, to develop draft project solicitation and evaluation guidelines, to transmit copies of those guidelines to the fiscal committees and to the appropriate policy committees of the Legislature, to hold a noticed public meeting on those guidelines, and to submit those guidelines to the Secretary of the Natural Resources Agency, except as provided.

Position: Support

AB 262 (Caloza D) California Housing and Homelessness Agency: PINK Alert.

Current Text: Amended: 6/22/2026 [html](#) [pdf](#)

Introduced: 1/16/2025

Last Amended: 6/22/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law, the Governor's Reorganization Plan No. 1 of 2025, beginning July 1, 2026, eliminates the Business, Consumer Services, and Housing Agency and instead establishes the Business and Consumer Services Agency and the California Housing and Homelessness Agency (agency). Existing law requires the agency to coordinate with the California Health and Human Services Agency and the California Consumer Protection Agency on various state policies, including housing. This bill would require the agency to create a study on issues impacting pregnant people experiencing homelessness and report the results of the study, as well as recommendations to establish a PINK Alert, to the Legislature by July 1, 2028.

Position: Watch

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

Current Text: Vetoed: 10/13/2025 [html](#) [pdf](#)

Introduced: 2/13/2025

Last Amended: 9/5/2025

Status: 1/22/2026-Consideration of Governor's veto stricken from file.

Location: 10/13/2025-A. VETOED

Summary:

Current law requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. Current law defines "affirmatively furthering fair housing," as provided. The Planning and Zoning Law requires that a housing element include, among other things, a program that sets forth a schedule of actions during the planning period. Current law requires the Department of Housing and Community Development to develop a standardized reporting format for programs and actions taken pursuant to the requirement to affirmatively further fair housing. This bill would require the department to develop the above-described standardized reporting format on or before December 31, 2026.

Position: Watch

AB 846 (Connolly D) Endangered species: incidental take: wildfire preparedness activities.

Current Text: Amended: 6/26/2025 [html](#) [pdf](#)

Introduced: 2/19/2025

Last Amended: 6/26/2025

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 7/14/2025)

Location: 8/14/2026-S. DEAD

Summary:

The California Endangered Species Act prohibits the taking of an endangered, threatened, or candidate species, except as specified. Under the act, the Department of Fish and Wildlife (department) may authorize the take of listed species by certain entities through permits or memorandums of understanding for specified purposes. Current law requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Existing law requires a local agency to designate, by ordinance, moderate, high, and very high fire hazard severity

zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal, as provided. This bill would authorize a city, county, city and county, special district, or other local agency to submit to the department a wildfire preparedness plan to conduct wildfire preparedness activities on land designated as a fire hazard severity zone, as defined, that minimizes impacts to wildlife and habitat for candidate, threatened, and endangered species. The bill would require the wildfire preparedness plan to include, among other things, a brief description of the planned wildfire preparedness activities, the approximate dates for the activities, and a description of the candidate, endangered, and threatened species within the plan area. The bill would require the department to impose a fee on a local agency for the cost of reviewing a wildfire preparedness plan submitted by that local agency, as specified. The bill would require the department, if sufficient information is included in the wildfire preparedness plan for the department to determine if an incidental take permit is required, to notify the local agency within 90 days of receipt of the wildfire preparedness plan if an incidental take permit or other state permit is needed, or if there are other considerations, exemptions, or streamlined pathways that the wildfire preparedness activities qualify for, including, but not limited to, the State Board of Forestry and Fire Protection's California Vegetation Treatment Program.

Position: Watch

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

Current Text: Amended: 3/28/2025 [html](#) [pdf](#)

Introduced: 2/21/2025

Last Amended: 3/28/2025

Status: 2/2/2026-From committee: Filed with the Chief Clerk pursuant to Joint Rule 56.

Location: 1/23/2026-A. DEAD

Summary:

Current law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Current law requires the housing element to identify adequate sites for housing. Current law requires the housing element to contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Current law requires rezoning, as specified, when an inventory of sites does not identify adequate sites to accommodate the need for groups of specified household income levels. If the local government fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with specified law within 120 days of the statutory deadline for adoption of the housing element, existing law requires the local government to complete this rezoning no later than one year from the statutory deadline for adoption of the housing element. This bill would extend the above-described one-year deadline to one year and 6 months.

Position: Watch

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

Current Text: Amended: 1/5/2026 [html](#) [pdf](#)

Introduced: 2/21/2025

Last Amended: 1/5/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was RLS. on 1/29/2026)

Location: 8/31/2026-S. DEAD

Summary:

Current law requires the Chair of the California Transportation Commission to create a Road Usage Charge Technical Advisory Committee in consultation with the Secretary of Transportation to guide the development and evaluation of a pilot program assessing the potential for mileage-based revenue collection as an alternative to the gas tax system. Current law additionally requires the Transportation Agency, in consultation with the commission, to implement the pilot program, as specified. Current law repeals these provisions on January 1, 2027. This bill would require the commission, in consultation with the Transportation Agency, to consolidate and prepare research and recommendations related to a road user charge or a mileage-based fee system. The bill would require the commission to submit a report, as specified, on the research and recommendations described above to the appropriate policy and fiscal committees of the Legislature by no later than January 1, 2027.

Position: Support

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

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 365

Introduced: 2/21/2025

Last Amended: 8/13/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 365, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law prohibits the boards of the Public Employees' Retirement System (PERS) and the State Teachers' Retirement System (STRS) from making certain new investments or renewing existing investments of public employee retirement funds, including in a thermal coal company, as defined. Existing law provides that a board is not required to take any action regarding those investments unless the board determines in good faith that the action is consistent with the board's fiduciary responsibilities established in the California Constitution. This bill would request the University of California, Berkeley, Labor Center to conduct an independent study to analyze the extent of labor standards protections in California real estate and infrastructure development projects funded through the real asset portfolios of PERS and STRS. The bill would request that the study and a report of its findings be completed and provided to the Legislature and the Department of Finance by January 1, 2028, as specified.

Position: Oppose

AB 1559 (Calderon D) Residential property insurance images.

Current Text: Amended: 4/13/2026 [html](#) [pdf](#)

Introduced: 1/8/2026

Last Amended: 4/13/2026

Status: 7/1/2026-Failed Deadline pursuant to Rule 61(b)(13). (Last location was P., D.T., & C.P. on 6/10/2026)

Location: 7/1/2026-S. DEAD

Summary:

Existing law generally regulates classes of insurance, including residential property insurance. Existing law requires an insurer to send various notices to a policyholder at specified intervals. This bill would require an admitted insurer to notify a residential property insurance policyholder that aerial images may be taken or obtained of the insured property, as specified, unless a claim has been submitted or is pending on the property and the images will be used only for evaluating the claim. The bill would require the insurer to provide the aerial images upon request, as specified, and would require the notice to include instructions regarding how a policyholder may make that request.

Position: Support

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

Current Text: Amended: 5/18/2026 [html](#) [pdf](#)

Introduced: 1/12/2026

Last Amended: 5/18/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law that governs the labor relations of public employees and employers, including, among others, the Meyers-Milias-Brown Act, the Ralph C. Dills Act, provisions relating to public schools, and provisions relating to higher education prohibits employers from taking certain actions relating to employee organization, including imposing or threatening to impose reprisals on employees, discriminating or threatening to discriminate against employees, or otherwise interfering with, restraining, or coercing employees because of their exercise of their guaranteed rights. Those provisions of existing law further prohibit denying to employee organizations the rights guaranteed to them by existing law. This bill would prohibit a public employer from questioning a public employee, a representative of a recognized employee organization, or an exclusive representative regarding communications made in confidence between an employee and an employee representative in connection with representation relating to any matter within the scope of the recognized employee organization's representation.

Position: Oppose

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

Current Text: Vetoed: 9/27/2026 [html](#) [pdf](#)

Introduced: 1/12/2026

Last Amended: 8/21/2026

Status: 9/27/2026-Vetoed by Governor.

Location: 9/27/2026-A. VETOED

Calendar:

11/30/2026 #49 ASSEMBLY GOVERNOR'S VETOES

Summary:

Existing law requires the housing element to be revised according to a specific schedule. After the legislative body has adopted all or part of a general plan, existing law requires the planning agency to provide by April 1 of each year an annual report to various entities that includes specified information. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need, as provided. Existing law requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county and that furthers specified objectives. This bill would, for the 7th and each subsequent revision of the housing element, authorize a planning agency to include in that report the number of units approved for congregate care for the elderly or residential care facilities for the elderly, as defined, for up to 15% of a jurisdiction's regional housing need allocation for any income category, if congregate housing for the elderly or residential care facilities is included in the regional housing need determination, as specified.

Position: Support

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

Current Text: Chaptered: 8/27/2026 [html](#) [pdf](#)

Chapter No.: 128

Introduced: 1/12/2026

Last Amended: 4/13/2026

Status: 8/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 128, Statutes of 2026.

Location: 8/27/2026-A. CHAPTERED

Summary:

Would require, on or before March 1, 2028, the State Department of Education, in consultation with the Department of the California Highway Patrol, to develop a standardized electric bicycle safety and training program for pupils in grades 7 to 12, inclusive, as provided. In developing the program, the bill would authorize the State Department of Education and the Department of the California Highway Patrol to collaborate with local law enforcement agencies or local governments that have implemented electric bicycle training programs already to ensure the program reflects proven best practices. The bill would encourage local educational agencies and parent organizations to offer training demonstrations to pupils and parents on electric bicycle operations in collaboration with local law enforcement agencies or local governments, as specified.

Position: Support

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

Current Text: Chaptered: 9/21/2026 [html](#) [pdf](#)

Chapter No.: 434

Introduced: 1/12/2026

Last Amended: 8/21/2026

Status: 9/21/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 434, Statutes of 2026.

Location: 9/21/2026-A. CHAPTERED

Summary:

Existing law establishes the State Energy Resources Conservation and Development Commission and vests the commission with various responsibilities with respect to developing and implementing the state's energy policies. Existing law requires the commission to biennially adopt an integrated energy policy report, as specified, and to make the reports accessible to state, local, and federal entities and to the general public. This bill would require the commission to establish a process for the owner or operator of a data center, as defined, to submit specified information to the commission, including, among other information, the data center's location and size, the data center's power usage effectiveness, as defined, and the quantity of fuel consumed by onsite generators or other fuel-based energy systems, as specified. The bill would require the owner or operator of a data center to submit the required information in the manner and timeframe specified by the commission. The bill would require the commission, beginning with the 2029 integrated energy policy report, and in subsequent biennial reports thereafter as determined by the commission, to include an assessment of electrical load trends for data centers, as provided.

Position: Support

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

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 366

Introduced: 1/15/2026

Last Amended: 8/21/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 366, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law prohibits a person from, among other things, engaging in, aiding, or abetting a motor vehicle exhibition of speed on a highway or in an offstreet parking facility. Under existing law, a violation of this prohibition is punishable by imprisonment in a county jail for not more than 90 days, by a fine of not more than five hundred dollars (\$500), or by both that fine and imprisonment. Existing law, beginning on January 1, 2029, authorizes a court to suspend the privilege to operate a vehicle for 90 days to 6 months for a person who engages in, aids, or abets a motor vehicle exhibition of speed that occurred as part of a sideshow. For these purposes, existing law defines "sideshow" as an event in which 2 or more persons block or impede traffic on a highway or in an offstreet parking facility for the purpose of performing motor vehicle stunts, motor vehicle speed contests, motor vehicle exhibitions of speed, or reckless driving for spectators. This bill would revise the definition of sideshow to include the use or operation of any motor vehicle, including, but not limited to, motorcycles or off-highway motor vehicles, as specified, to barricade, block, impede, or otherwise obstruct traffic. The bill would also provide enhanced penalties for engaging in, aiding, or abetting a motor vehicle exhibition of speed as part of a sideshow, including, as specified, increasing fines, requiring a mandatory minimum jail sentence, and making the offense punishable as a misdemeanor or felony if the offense proximately causes injury to another person.

Position: Support

AB 1614 (Dixon R) Vehicles: bicycles.

Current Text: Chaptered: 6/30/2026 [html](#) [pdf](#)

Chapter No.: 40

Introduced: 1/21/2026

Status: 6/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 40, Statutes of 2026.

Location: 6/30/2026-A. CHAPTERED

Summary:

The California Bicycle Transportation Act establishes 4 classifications of facilities, referred to as bikeways, that provide primarily for, and promote, bicycle travel. Existing law requires a person operating a bicycle, which includes an electric bicycle, upon a highway to ride the bicycle upon or astride a permanent and regular seat unless the bicycle was designed by the manufacturer to be ridden without a seat. Existing law requires a person riding as a passenger on a bicycle upon a highway to be upon or astride a seat attached to the bicycle, as specified. A violation of these provisions is punishable as an infraction. This bill would make those provisions applicable to the operation of a bicycle upon a Class I bikeway.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 780

Introduced: 1/22/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 780, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law requires a local agency or state agency to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. Existing law requires the time limits to be tolled, if the local agency or state agency

requires review of the application by an outside entity, until the outside entity completes the review and returns the application, as specified. This bill would prohibit a local agency or state agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review. The bill would authorize a local agency or state agency to deny an application that is not compliant with the permit standards following 2 plan check and specification reviews. The bill would also authorize an applicant to request additional submittals of applications that are not compliant with the permit standards.

Position: Oppose

AB 1662 (Wilson D) Misdemeanor diversion.

Current Text: Amended: 6/3/2026 [html](#) [pdf](#)

Introduced: 1/29/2026

Last Amended: 6/3/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 6/29/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law authorizes a judge in a case where a misdemeanor is being prosecuted, over the objection of the prosecuting attorney, to offer diversion to the defendant. Existing law prohibits this type of diversion when, among other things, the current charged offense is willfully, maliciously, and repeatedly following or willfully and maliciously harassing another person while making a credible threat toward that person, as specified. Existing law requires the clerk of a court, in which a person was convicted of a violation of the Vehicle Code or other specified provisions, to prepare within 5 days after conviction and immediately forward to the Department of Motor Vehicles an abstract of the record of the court covering the case in which the person was convicted. This bill would require the court, if the court grants diversion to a defendant who, if they had been convicted, would have had an abstract of record forwarded to the department pursuant to the above provisions, to instead direct that the prosecuting attorney ensure notice of the arrest or incident is provided to the department, as specified.

Position: Support

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

Current Text: Amended: 5/18/2026 [html](#) [pdf](#)

Introduced: 1/29/2026

Last Amended: 5/18/2026

Status: 5/28/2026-Failed Deadline pursuant to Rule 61(b)(11). (Last location was INACTIVE FILE on 5/21/2026)

Location: 5/28/2026-A. DEAD

Summary:

Existing law, as added by the Victims' Bill of Rights, approved as Proposition 8 at the June 8, 1982, statewide primary election, and as amended by the Gang Violence and Juvenile Crime Prevention Act of 1998, approved as Proposition 21 at the March 7, 2000, statewide primary election, among other things, defines a serious felony. Existing law prohibits plea bargaining in a case in which a serious felony is charged and imposes a 5-year enhancement for conviction of a serious felony if the person has previously been convicted of a serious felony. This bill would include knowingly furnishing fentanyl and fentanyl analogs to a minor within the definition of a serious felony.

Position: Support

AB 1685 (Lackey R) Driving privilege: points.

Current Text: Chaptered: 9/25/2026 [html](#) [pdf](#)

Chapter No.: 445

Introduced: 2/2/2026

Last Amended: 8/21/2026

Status: 9/25/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 445, Statutes of 2026.

Location: 9/25/2026-A. CHAPTERED

Summary:

Existing law requires all records of the Department of Motor Vehicles relating to the registration of vehicles, other information contained on an application for a driver's license, abstracts of convictions, and certain abstracts of accident reports to be open to public inspection during office hours, except when a specific provision of law prohibits the disclosure of records or information or provides for

confidentiality. Of these records, existing law requires the department to make available or disclose abstracts of convictions and abstracts of accident reports if, for driving under the influence-related violations, the date of occurrence is not later than 10 years. This bill would also require the department to make available or disclose these abstracts or reports within 10 years of the occurrence for a violation of gross vehicular manslaughter while intoxicated and with gross negligence.

Position: Support

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

Current Text: Chaptered: 9/25/2026 [html](#) [pdf](#)

Chapter No.: 446

Introduced: 2/2/2026

Last Amended: 8/27/2026

Status: 9/25/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 446, Statutes of 2026.

Location: 9/25/2026-A. CHAPTERED

Summary:

Existing law requires the Department of Motor Vehicles to immediately revoke the driving privilege of a person upon receipt of a duly certified abstract of the record of a court showing that the person has been convicted of, among other things, gross vehicular manslaughter while intoxicated. Existing law requires a person who has been convicted of driving a motor vehicle while intoxicated, as specified, to install an interlock ignition device on the vehicle they operate for a mandatory period of time as ordered by the court. This bill, Irene's Law, would require the department, commencing on January 1, 2031, to revoke the driving privilege of a person upon a showing that the person has been convicted of a violation of driving while intoxicated that proximately causes bodily injury to any person other than the driver and has 4 or more prior convictions within a 10-year period for, among other things, driving while under the influence of an alcoholic beverage.

Position: Support

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

Current Text: Amended: 4/6/2026 [html](#) [pdf](#)

Introduced: 2/4/2026

Last Amended: 4/6/2026

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

Location: 5/14/2026-A. DEAD

Summary:

Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions with grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 6 rounds, with rounds 1 to 5, inclusive, administered by the Interagency Council on Homelessness and round 6 administered by the Department of Housing and Community Development, as provided. Existing law establishes round 7 of the program and states the intent of the Legislature to enact future legislation that specifies the parameters, as specified. To be eligible for round 5 or round 6 base program allocation, existing law requires a jurisdiction that is not a tribe to apply as part of a region and be signatory to a regionally coordinated homelessness action plan that meets specified requirements. This bill would apply to the allocation of funding available under round 8 of the program and require a round 8 regionally coordinated homelessness action plan to include certain components, including a description of programs and interventions provided by smaller jurisdictions, as defined, that serve the objects and goals of the program, as specified.

Position: Support

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

Current Text: Chaptered: 9/18/2026 [html](#) [pdf](#)

Chapter No.: 271

Introduced: 2/5/2026

Last Amended: 7/2/2026

Status: 9/18/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 271, Statutes of 2026.

Location: 9/18/2026-A. CHAPTERED

Summary:

The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires the building department of every city or county to enforce the provisions of the State Housing Law, the State Building Standards Code, and other specified rules and regulations promulgated pursuant to the State Housing Law pertaining to standards for buildings used for human habitation. Existing law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of the State Housing Law, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of the State Housing Law. Existing law provides certain immunities to a public entity or employee immunity relative to an inspection or license, as provided. This bill would require a city, including a charter city, county, or city and county, except as specified, to offer a homeowner or contractor, as described, the option of requesting remote inspections for all or a subset of an inspection required by a building permit for specified works in one- or 2-family dwelling units, by either January 1, 2028, or July 1, 2028, as provided. The bill would authorize these local agencies to adopt reasonable protocols governing the technical conduct of a remote inspection, as specified. The bill would apply the above-described immunities to remote inspections. The bill would authorize these local agencies to temporarily ban the homeowner or contractor from using the remote inspection if a homeowner is found to have willfully misrepresented the work, as provided.

Position: Oppose

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 892

Introduced: 2/5/2026

Last Amended: 7/2/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 892, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

The California Coastal Act of 1976 establishes the California Coastal Commission and provides for the planning and regulation of development in the coastal zone, as defined. The act generally requires each local government, as specified, to prepare a local coastal program for certification by the commission, however, the act authorizes any local government to request the commission to prepare the local coastal program for the local government, as provided. The act generally prohibits, after certification of a local coastal program and all implementing actions within the affected area, the commission from exercising its coastal development permit review authority over any new development within the area to which the certified local coastal program, or any portion thereof, applies. This bill would require, on or before January 1, 2029, the City of Santa Monica to submit to the commission a proposed, complete local coastal program for the city's portion of the coastal zone. By creating a new duty for the City of Santa Monica, the bill would impose a state-mandated local program. The bill would require the commission to act within 6 months of receipt of the proposed, complete local coastal program, unless an extension is requested by the city. The bill would also require the commission, within 45 days of receipt of the proposed, complete local coastal program, to provide the city, in writing, a list of identified issues, if any, that require further refinement through suggested modifications for the local coastal program, as provided, and would require the city and the commission to coordinate expeditiously and in good faith to reach agreement on any suggested modifications within 6 months of receipt of the submitted complete proposal.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 781

Introduced: 2/9/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 781, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law contains various provisions requiring a local government that receives an application for certain types of qualified housing developments to review the application under a

streamlined, ministerial approval process, depending on the type of housing development, as specified. Existing law, the Subdivision Map Act, vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. Existing law, known as the Starter Home Revitalization Act of 2021, among other things, requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements, including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except as provided. This bill, the Missing Middle Townhome Ownership Act, would authorize a development proponent to submit an application for a townhome development project that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The bill would also require a local agency to ministerially consider, without discretionary review or a hearing, a tentative and final map for a townhome development project that meets specified requirements, including that the proposed subdivision complies with the requirements established by the bill for ministerial approval of a townhome development project, as described in the preceding sentence, and that the newly created parcels are no smaller than 600 square feet.

Position: Oppose

AB 1761 (Rogers D) Electricity: calculation methodology: nonbypassable charges: data disclosure.

Current Text: Vetoes: 9/20/2026 [html](#) [pdf](#)

Introduced: 2/9/2026

Last Amended: 8/13/2026

Status: 9/20/2026-Vetoed by Governor.

Location: 9/20/2026-A. VETOED

Calendar:

11/30/2026 #29 ASSEMBLY GOVERNOR'S VETOES

Summary:

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations. Existing law authorizes the commission to fix the rates and charges for every public utility and requires that those rates and charges be just and reasonable. This bill would require the commission to ensure that all data serving as a basis for any decision or ruling issued by the commission, or in any proposal or analysis provided by commission staff, for the determination or application of a calculation methodology for any nonbypassable charge imposed on customers of a load-serving entity to recover costs associated with contracts, electrical corporation-owned generation, or any other resource or value included in that charge and any other charge derived from those costs, is made available to load-serving entities and ratepayer advocates on behalf of customers. The bill would require the commission to require an electrical corporation, member association, load-serving entity, or other party, in submitting a proposal or analysis for the determination or application of a calculation methodology for any nonbypassable charge imposed on customers of a load-serving entity to recover costs associated with contracts, electrical corporation-owned generation, or any other resource or value included in that charge and any other charge derived from those costs, to make all data serving as a basis for that proposal or analysis available to load-serving entities and ratepayer advocates on behalf of customers.

Position: Support

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

Current Text: Chaptered: 6/1/2026 [html](#) [pdf](#)

Chapter No.: 11

Introduced: 2/9/2026

Last Amended: 4/21/2026

Status: 6/1/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 11, Statutes of 2026.

Location: 6/1/2026-A. CHAPTERED

Summary:

Existing law authorizes various local governmental entities, subject to certain limitations and approval requirements, to levy a transactions and use tax for general or specific purposes, in accordance with the procedures and requirements set forth in the Transactions and Use Tax Law, including a requirement that the combined rate of all taxes that may be imposed in accordance with that law in

any county not exceed 2%. This bill would authorize, until December 31, 2031, the County of Los Angeles, by an ordinance adopted by the county, to levy a tax pursuant to the Transactions and Use Tax Law at a rate not to exceed 0.5% for general and special purposes, subject to voter approval, as specified. The bill would also authorize, until December 31, 2031, the County of Contra Costa, by an ordinance adopted by the county, to levy a tax pursuant to the Transactions and Use Tax Law at a rate not to exceed 0.625% for general or specific purposes, subject to voter approval, as specified. The bill would authorize those taxes to exceed the 2% limit described above.

Position: Oppose

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

Current Text: Chaptered: 9/15/2026 [html](#) [pdf](#)

Chapter No.: 202

Introduced: 2/10/2026

Last Amended: 6/18/2026

Status: 9/14/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 202, Statutes of 2026.

Location: 9/14/2026-A. CHAPTERED

Summary:

Existing law establishes a program to allow counties to select a bidder on the basis of best value, as defined, for construction projects in excess of \$1,000,000. Existing law also authorizes counties to use a best value construction contracting method to award individual annual contracts, not to exceed \$3,000,000, for repair, remodeling, or other repetitive work to be done according to unit prices, as specified. Existing law establishes procedures and criteria for the selection of a best value contractor and requires that bidders verify specified information under oath. Existing law requires the board of supervisors of a participating county to submit a report that contains specified information about the projects awarded using the best value procedures described above to the appropriate policy committees of the Legislature and the Joint Legislative Budget Committee before March 1, 2029. Existing law repeals the program provisions on January 1, 2030. This bill would, instead, authorize a county, city, or the San Gabriel Valley Council of Governments to select a bidder on the basis of best value, as described above, for construction projects in excess of \$500,000, would make various conforming changes to the above-described provisions, and would extend the operation of those provisions until January 1, 2032.

Position: Support

AB 1812 (Aguilar-Curry D) Solid waste: compostable products.

Current Text: Amended: 7/2/2026 [html](#) [pdf](#)

Introduced: 2/10/2026

Last Amended: 7/2/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law prohibits a person from selling or offering for sale a product, as defined, that is labeled with the term "compostable" or "home compostable" unless, among others, the product meets a specified ASTM standard specification, has OK compost HOME certification, and meets a standard adopted by the Department of Resources Recycling and Recovery. Existing law requires the department to review revisions to the ASTM standard specification, as provided. Existing law authorizes the department to adopt a standard different from an ASTM standard if adopted or developed by a standard-setting organization recognized by the department, the standard adds qualifications to an ASTM standard specification, and the standard is more stringent than an ASTM standard specification, as provided. Existing law exempts a fiber product that is demonstrated to not incorporate any plastics or polymers from complying with any of these ASTM standards. This bill would instead prohibit a person from selling or offering for sale a product that is labeled with the term "compostable" or "home compostable" unless the product has OK compost HOME certification or meets a standard adopted by the department. The bill would repeal the requirement for the department to review revisions to the ASTM standard specification.

Position: Support

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

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 348

Introduced: 2/10/2026

Last Amended: 7/2/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 348, Statutes of 2026.

Location: 9/20/2026-A. CHAPTERED

Summary:

Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit, and requires every local government to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations, as provided. Existing law defines "electric vehicle charging station" to mean any level of electric vehicle supply equipment station that is designed and built in compliance with specified provisions, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. Existing law requires fees charged by a local agency for specified purposes, including permits, to not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of this cost is submitted to, and approved by, 2/3 of the electors. Existing law, until January 1, 2034, prohibits a city, county, city or county, or charter city from charging a permit fee for a solar energy system that exceeds the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$450 plus \$15 per kilowatt for each kilowatt above 15kW for residential solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for every kilowatt above 250kW, for commercial solar energy systems, unless the city, county, city and county, or charter city provides substantial evidence of the reasonable cost to issue the permit as part of a written finding and an adopted resolution or ordinance, as provided. This bill, until January 1, 2036, would prohibit a city, county, city or county, or charter city from charging a permit fee for an electric vehicle charging station that exceeds the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$500 plus \$5 per kilowatt for each kilowatt between 51kW and 250kW, plus \$2 for every kilowatt above 250kW, for a level 2 electric vehicle charging station installed at a new or existing multifamily housing development, unless the city, county, city and county, or charter city provides substantial evidence of the reasonable cost to issue the permit as part of a written finding and an adopted resolution or ordinance, as provided.

Position: Oppose

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 899

Introduced: 2/11/2026

Last Amended: 6/25/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 899, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

The California Public Records Act requires each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, to make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable, except with respect to public records exempt from disclosure by express provisions of law. Existing law requires each agency, within 10 days of a request for a copy of records, to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person of the determination and the reasons therefor. Existing law authorizes that time limit to be extended by no more than 14 days under unusual circumstances, as defined. This bill would instead require each agency to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person as described above within 10 business days of a request for a copy of records.

Position: Support

AB 1859 (Ortega D) Public works.

Current Text: Amended: 5/18/2026 [html](#) [pdf](#)

Introduced: 2/11/2026

Last Amended: 5/18/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law requires that, except as specified, not less than the general prevailing rate of per diem wages be paid to workers employed on public works. Existing law defines "public works," for the purposes of regulating public works contracts as, among other things, construction, alteration, demolition, installation, or repair work done under contract and paid for, in whole or in part, out of public funds. Existing law makes any officer, agent, or representative of the state or of any political subdivision who willfully violates specified provisions, including providing notice of certain public works projects, as specified, to the Department of Industrial Relations, guilty of a misdemeanor. Existing law requires the Labor Commissioner to investigate allegations that a contractor or subcontractor violated the law regulating public works projects, including the payment of prevailing wages. Existing law requires each contractor and subcontractor on a public works project to keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the contractor or subcontractor in connection with the public work. This bill would require an awarding body or owner to give reasonable access, as defined, to representatives of a joint-labor management committee in order to monitor compliance with the prevailing wage and apprenticeship requirements. The bill would authorize an awarding body, owner, contractor, or subcontractor to deny or revoke access to the committee's representative if the representative fails or refuses to comply with job site safety requirements, as specified. The bill would authorize the committee to bring an action against an awarding body, contractor, or subcontractor that willfully denies the committee's representative reasonable access.

Position: Oppose

AB 1883 (Bryan D) Workplace surveillance tools.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 853

Introduced: 2/12/2026

Last Amended: 8/21/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 853, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law establishes the Division of Labor Standards Enforcement within the Department of Industrial Relations. Existing law authorizes the division, which is headed by the Labor Commissioner, to enforce the Labor Code and all labor laws of the state, the enforcement of which is not specifically vested in any other officer, board, or commission. This bill would, with certain exceptions, prohibit an employer from using a workplace surveillance tool that uses artificial intelligence to, among other things, collect neural data or recognize an individual's emotional state. The bill would define an employer to include a governmental entity, including, among other entities, charter cities and the University of California. This bill would authorize the Labor Commissioner or a public prosecutor to enforce the bill's provisions. The bill would subject an employer who violates the bill's provisions to a civil penalty of up to \$500 for each violation. The bill would define various terms for purposes of its provisions.

Position: Oppose

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

Current Text: Amended: 5/18/2026 [html](#) [pdf](#)

Introduced: 2/12/2026

Last Amended: 5/18/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law, the Governor's Reorganization Plan No. 1 of 2025, beginning July 1, 2026, eliminates the Business, Consumer Services, and Housing Agency and instead establishes the Business and Consumer Services Agency and the California Housing and Homelessness Agency. The plan also, among other things, establishes the California Interagency Council on Homelessness as an independent entity within the California Housing and Homelessness Agency and renames the existing council as the California Interagency Executive Council on Homelessness, which it establishes within the California Interagency Council on Homelessness. Existing law requires the Interagency Council on Homelessness to set and measure progress toward goals to prevent and end homelessness among youth in California by setting specific, measurable goals aimed at preventing and ending homelessness among

youth in the state, as provided. This bill would establish within the California Interagency Council on Homelessness the Office of Youth Homelessness Prevention (office), with the mission of reducing youth homelessness in the state to functional zero, defined as the condition in which the number of youth experiencing homelessness does not exceed the capacity to provide youth with permanent housing.

Position: Support

AB 1924 (Gabriel D) Statewide homelessness prevention strategy.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 794

Introduced: 2/12/2026

Last Amended: 8/13/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 794, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law establishes the California Interagency Council on Homelessness and requires the council to take various actions to prevent and end homelessness in California. Existing law establishes various programs to prevent homelessness or assist persons experiencing homelessness, including the No Place Like Home Program and the Homeless Housing, Assistance, and Prevention program. This bill would require the council, by July 1, 2028, to develop a statewide homelessness prevention strategy in the council's publicly available Action Plan to Prevent and End Homelessness. The bill would require the strategy to include specified elements, including a homelessness prevention action plan for certain state agencies and evidence-based model homeless prevention practices, as specified.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 763

Introduced: 2/13/2026

Last Amended: 8/13/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 763, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law requires the Office of the State Fire Marshal to develop and make available on its internet website a Wildland-Urban Interface Fire Safety Building Standards Compliance training intended for use in the training of local building officials, builders, and fire service personnel, as specified. Existing law authorizes the Office of the State Fire Marshal to allow certification of contractors who conduct defensible space, home hardening, fuel reduction, roadside clearance, and other contracting activities for wildlife resiliency efforts and who have completed specified training programs. Existing law requires the Office of the State Fire Marshal to develop and update a Wildland-Urban Interface Products listing of products and construction assemblies that comply with prescribed regulations regarding building in a wildland-urban interface area. Existing law authorizes the Office of the State Fire Marshal to expend funds from the Building Standards Administration Special Revolving Fund, upon an appropriation by the Legislature, for the purposes of researching and developing the products listing and the educational and training provisions. Existing law requires the Office of the State Fire Marshal to establish the State Fire Marshal's Wildfire Mitigation Advisory Committee. This bill would require, on or before January 1, 2028, the State Fire Marshal's Wildfire Mitigation Advisory Committee to develop an implementation plan for a home hardening certification program that identifies home hardening measures, including defensible space, that can be voluntarily implemented during renovation or property improvement projects, or both, to substantially reduce the risk of loss during a fire and bring existing building stock into alignment with state building standards for wildland-urban interface areas. The bill would require the committee, in developing the implementation plan for the home hardening certification program, to provide specified recommendations.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 838

Introduced: 2/13/2026

Last Amended: 8/18/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 838, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law makes a person who is a dealer in or collector of junk, metals, or secondhand materials, or their agent, employee, or representative, who buys or receives any wire, cable, copper, lead, solder, mercury, iron, or brass that the person knows or reasonably should know is used by or belongs to specified entities, including a railroad, certain utility companies, or a public entity engaged in furnishing public utility service, without using due diligence to ascertain that the person selling or delivering that material has a legal right to do so, guilty of criminally receiving that property and, in addition to imprisonment, makes that act punishable by a fine of not more than \$5,000. This bill would prohibit organized metal theft, described as acting in concert with one or more persons to steal metal materials from one or more of specified materials and items with the intent to sell, exchange, or return those metal materials for value, acting in concert with 2 or more persons to receive, purchase, or possess those metal materials knowing or believing it to have been stolen, acting as an agent of another to steal those metal materials as part of an organized plan to commit theft, or recruiting, coordinating, organizing, supervising, directing, managing, or financing another to undertake acts of theft of metal.

Position: Support

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

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 476

Introduced: 2/13/2026

Last Amended: 8/4/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 476, Statutes of 2026.

Location: 9/27/2026-A. CHAPTERED

Summary:

Existing law authorizes a city to purchase, lease, receive, hold, and enjoy real and personal property, and control and dispose of that property for the common benefit. Existing law authorizes the legislative body of a city to acquire property needed for specified purposes, including golf courses. This bill would prohibit an operator of a third-party golf reservation service platform from listing, advertising, promoting, selling, or transferring reservations for a golf course owned by a local public agency without a written authorization from the golf course operator, as specified. The bill would exempt from this prohibition the sale or transfer of a reservation, for no more than the amount paid, by an individual who purchased the reservation, if the golf course operator does not clearly post their cancellation policy on the internet website where the reservation is secured.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 910

Introduced: 2/13/2026

Last Amended: 8/21/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 910, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Would authorize an employer to seek a workplace violence restraining order on behalf of all employees at the employer's workplace or a location at which a group of employees perform their primary job duties if harassment, unlawful violence or a credible threat of violence is directed at that workplace or location. The bill would not require an employer to name any individual employee as a protected party if the employer seeks a workplace violence restraining order on behalf of all employees at the employer's workplace or a location at which a group of employees perform their primary job duties. This bill would require the Judicial Council, on or before January 1, 2028, to adopt or modify its forms, as specified. This bill would incorporate additional changes to Section 527.8 of the Code of Civil Procedure proposed by AB 2179 to be operative only if this bill and AB 2179 are enacted and this bill is enacted last. This bill would incorporate additional changes to Section 527.8 of the Code of Civil Procedure proposed by AB 1753 to be operative only if (1) this bill and AB 1753 are both enacted, (2) AB 2179 is not enacted or as enacted does not amend Section 527.8 of the Code of Civil Procedure, and (3) this bill is enacted last.

Position: Support

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

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 565

Introduced: 2/13/2026

Last Amended: 8/21/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 565, Statutes of 2026.

Location: 9/27/2026-A. CHAPTERED

Summary:

Existing law grants the legislative body of a city certain powers with respect to city streets and highways, including the power to construct and maintain those streets and highways. Existing law grants the board of supervisors of a county general supervision, management, and control of county highways and authorizes the board of supervisors to lay out, construct, improve, and maintain county highways. This bill would prohibit a city or county from holding a community input meeting to reconsider, delay, or prevent implementation of a proposed pedestrian or bicycle safety project after that project has passed 90% design, as specified. After or upon the award of a contract for, or when county or city staff, as applicable, are directed to begin, the construction of a pedestrian or bicycle safety project, the bill would prohibit the city or county from terminating the project unless the city or county makes at least one specified finding at a public meeting.

Position: Oppose

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

Current Text: Vetoed: 9/30/2026 [html](#) [pdf](#)

Introduced: 2/17/2026

Last Amended: 6/18/2026

Status: 9/30/2026-Vetoed by Governor.

Location: 9/30/2026-A. VETOED

Calendar:

11/30/2026 #80 ASSEMBLY GOVERNOR'S VETOES

Summary:

The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. The Permit Streamlining Act sets forth various procedures for the review and approval of development project applications. Among other things, the act requires a public agency that is the lead agency or a responsible agency for a development project to approve or disapprove the project within a specified period of time, which varies depending on the project's phase in the CEQA process. The act defines "development project" to include specified housing development projects, as provided. This bill would additionally require approval or disapproval of a housing development project within 30 days from the date of certification by the lead agency of the environmental impact report (EIR), if the EIR is prepared pursuant to specified provisions of CEQA if certain other conditions are met. The bill would also define "housing development project" for the purposes of the Permit Streamlining Act and make additional conforming changes. By imposing additional duties on local agencies, the bill would impose a state-mandated local program.

Position: Oppose

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

Current Text: Amended: 6/18/2026 [html](#) [pdf](#)

Introduced: 2/17/2026

Last Amended: 6/18/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 6/29/2026)

Location: 8/14/2026-S. DEAD

Summary:

The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine the existing and projected need for housing in each region and further requires the appropriate council of governments, or the department for cities and counties without a

council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. Existing law establishes the Local Government Planning Support Grants Program, administered by the department, for the purpose of providing regions and jurisdictions with one-time funding, including grants for planning activities to enable jurisdictions to meet the sixth cycle of the regional housing need assessment, as provided. This bill would establish the Regional Early Action Planning Fund in the State Treasury for the purpose of providing councils of governments, regional entities, and jurisdictions with one-time funding, including grants for planning activities, to enable those entities to meet the 7th and subsequent cycles of the regional housing need assessment. The bill would require the department to allocate funds, upon appropriation by the Legislature, from the Regional Early Action Planning Fund to each council of governments or regional entity responsible for allocating regional housing need that applies and qualifies for those moneys, as specified. The bill would authorize a council of governments or regional entity to expend funds awarded for certain purposes, including for activities that support the development, improvement, or implementation of the methodology for the 7th and subsequent regional housing needs assessment cycles, and for providing jurisdictions with technical assistance, planning, temporary staffing, or consultant needs associated with updating local planning and zoning documents, as provided.

Position: Support

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

Current Text: Amended: 5/22/2026 [html](#) [pdf](#)

Introduced: 2/17/2026

Last Amended: 5/22/2026

Status: 7/1/2026-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 6/10/2026)

Location: 7/1/2026-S. DEAD

Summary:

Existing law, the Local Agency Public Construction Act, sets forth procedures that a local agency is required to follow when procuring certain services or work. Existing law authorizes certain local agencies to engage in job order contracting, as prescribed. This bill would establish a pilot program to authorize a city to use job order contracting as a procurement method. The bill would impose a \$3,000,000 cap on awards under a single job order contract and a \$750,000 cap on any single job order. The bill would limit the term of an initial contract to a maximum of 12 months, with extensions as prescribed. The bill would establish various additional procedures and requirements for the use of job order contracting under this authorization.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 917

Introduced: 2/17/2026

Last Amended: 3/16/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 917, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law generally regulates classes of insurance, including residential property insurance. Existing law requires an insurer, in the case of a total loss to the primary insured structure under a policy of residential property insurance, for at least the next two annual renewal periods, but no less than 24 months of coverage from the date of the loss, to renew the policy under certain circumstances, including that the total loss to the primary insured structure was caused by a disaster. Existing law prohibits an insurer from canceling or refusing to renew a policy of residential property insurance for a property located in a ZIP Code within or adjacent to a fire perimeter for one year after the declaration of a state of emergency, if the cancellation or nonrenewal is based solely on the fact that the insured structure is located in an area in which a wildfire has occurred. This bill would instead require an insurer to renew the policy of residential property insurance, under the above-described circumstances, for at least the next three annual renewal periods, but no less than 36 months of coverage from the date of the loss.

Position: Support

AB 2041 (Carrillo D) Emergency medical services.

Current Text: Chaptered: 9/18/2026 [html](#) [pdf](#)

Chapter No.: 285

Introduced: 2/17/2026

Last Amended: 8/20/2026

Status: 9/18/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 285, Statutes of 2026.

Location: 9/18/2026-A. CHAPTERED

Summary:

The Warren-911-Emergency Assistance Act requires every local public agency to establish within its jurisdiction a basic emergency telephone system that includes, at a minimum, police, firefighting, and emergency medical and ambulance services. Existing law establishes the Office of Emergency Services within the office of the Governor and requires the office to be responsible for the state's emergency and disaster response services, as specified. Existing law requires the office, at specified intervals, to consult with, among others, the State Fire Marshal and the State Department of Public Health in order to review and update technical and operational standards for public agency systems. Existing law requires a public safety agency that provides "911" call processing services for emergency medical response to, by January 1, 2027, provide prearrival medical instructions to "911" callers requiring medical assistance, as specified. This bill would require a public safety agency described above that was not providing prearrival instructions to the "911" callers described above on or before January 1, 2027, to report to their local emergency medical services agency the status of their compliance with the above-described requirement on or before January 31, 2027.

Position: Oppose

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 920

Introduced: 2/18/2026

Last Amended: 6/4/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 920, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law requires a person or business that conducts business in California and that seeks to sell specified products or services, to take reasonable steps, as specified, to ensure that the purchaser is of legal age at the time of purchase or delivery, including, but not limited to, verifying the age of the purchaser. That law specifies that a person or business that violates these provisions is subject to a civil penalty not exceeding \$7,500 for each violation. This bill would add nitrous oxide, as provided, to the above-referenced list of specified products or services. The bill would prohibit an online seller from allowing a purchaser to use a gift card or store credit for specified products or services that are illegal to sell to a minor. The bill would increase the amount of the civil penalty that may be imposed upon a person or business that violates these provisions to \$7,500 for each violation.

Position: Support

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

Current Text: Amended: 5/18/2026 [html](#) [pdf](#)

Introduced: 2/18/2026

Last Amended: 5/18/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law requires specified businesses and other establishments, including, among others, airports, intercity passenger rail or light rail stations, bus stations, and truck stops, to post a notice, as developed by the Department of Justice, that contains information relating to slavery and human trafficking, including information regarding specified nonprofit organizations that a person can call for services or support in the elimination of slavery and human trafficking. This bill would additionally require a privately operated entity that operates in a designated disaster site or designated mitigation site, as those terms are defined, that is involved in the response, recovery, rebuilding, or cleanup of a disaster site, permitting related to recovery, rebuilding, or cleanup of a disaster site, or efforts to mitigate or prevent the occurrence of a disaster, to post the above-described notice, except for telecommunications companies or internet service providers.

Position: Oppose

AB 2166 (Carrillo D) Multifamily housing development: offsite housing factories: backstop financing.

Current Text: Vetoed: 9/18/2026 [html](#) [pdf](#)

Introduced: 2/18/2026

Last Amended: 8/20/2026

Status: 9/18/2026-Vetoed by Governor.

Location: 9/18/2026-A. VETOED

Calendar:

11/30/2026 #13 ASSEMBLY GOVERNOR'S VETOES

Summary:

Would establish, upon appropriation by the Legislature, the Multifamily Backstop Financing Program, for purposes of supporting multifamily projects through the provision of state-backed credit backstops that would enable surety companies to issue payment and performance bonds to qualified offsite housing factories in the state. The bill would authorize the bank to provide credit backstops to surety companies and surety insurers that issue construction bonds according to specified parameters. The bill would require the bank to adopt rules and regulations necessary to implement the program.

Position: Support

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

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 587

Introduced: 2/19/2026

Last Amended: 5/22/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 587, Statutes of 2026.

Location: 9/27/2026-A. CHAPTERED

Summary:

The California Constitution specifies various requirements with respect to the levying of assessments and property-related fees and charges by a local agency. As part of those requirements, the California Constitution mandates that such fees or charges that are extended, imposed, or increased satisfy certain requirements, including, but not limited to, that the amount of the fee or charge imposed upon any parcel or person as an incident of property ownership not exceed the proportional cost of the service attributable to the parcel. Existing law, known as the Proposition 218 Omnibus Implementation Act (act), prescribes specific procedures and parameters for local jurisdictions to comply with these requirements and, among other things, authorizes an agency providing water, wastewater, sewer, or refuse collection services to adopt a schedule of fees or charges authorizing automatic adjustments that pass through increases in wholesale charges for water, sewage treatment, or wastewater treatment or adjustments for inflation under certain circumstances. This bill would authorize a local government to demonstrate the proportional cost of the service attributable to the parcel by any method that reasonably allocates the ascertainable cost of providing service to all parcels, if substantiated as provided. The bill would, however, provide that for water or sewer service fee or charge impositions, a local government is not required to provide an exact measure of the cost of the service at each parcel and may instead impose uniform or tiered rates to parcel or customer classes that are defined based on common characteristics indicative of likely water or sewer use.

Position: Support

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

Current Text: Amended: 4/20/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 4/20/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was REV. & TAX on 4/21/2026)

Location: 8/31/2026-A. DEAD

Summary:

The Sales and Use Tax Law provides various exemptions from sales and use taxes, including an exemption for the sale of, or the storage, use, or consumption of, farm equipment and machinery, and the parts thereof, purchased for use by a qualified person to be used primarily in producing and harvesting agricultural products. The Bradley-Burns Uniform Local Sales and Use Tax Law authorizes counties and cities to impose local sales and use taxes in conformity with the Sales and Use Tax Law, and existing laws authorize districts, as specified, to impose transactions and use taxes in accordance

with the Transactions and Use Tax Law, which generally conforms to the Sales and Use Tax Law. Amendments to the Sales and Use Tax Law are automatically incorporated into the local tax laws. Existing law excludes the tax exemption described above from being incorporated into certain local taxes pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law. This bill would, until January 1, 2032, delete that provision.

Position: Oppose

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

Current Text: Vetoed: 9/30/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 7/2/2026

Status: 9/30/2026-Vetoed by Governor.

Location: 9/30/2026-A. VETOED

Calendar:

11/30/2026 #83 ASSEMBLY GOVERNOR'S VETOES

Summary:

Would require the state government to support California Native Americans to maintain cultural and linguistic traditions, practice ecosystem stewardship, and engage in good faith government-to-government consultations with all California Native American tribes regarding policies that may affect tribal communities.

Position: Oppose

AB 2253 (Boerner D) Solid waste: products: recycled content claims.

Current Text: Vetoed: 9/27/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 8/21/2026

Status: 9/27/2026-Vetoed by Governor.

Location: 9/27/2026-A. VETOED

Calendar:

11/30/2026 #55 ASSEMBLY GOVERNOR'S VETOES

Summary:

Existing law requires a manufacturer or supplier making an environmental marketing claim relating to the recycled content of a plastic food container product to maintain specified information and documentation in written form in its records in support of that claim and to, upon request, furnish that maintained information to any member of the public, as specified. Existing law requires the maintained information to include that the recycled content for materials has been diverted from the solid waste stream either during the manufacturing process (preconsumer) or after consumer use (postconsumer) and that the recycled content claim conforms to the uniform standards for recycled content contained in the Federal Trade Commission Guides for the Use of Environmental Marketing Claims. Existing law provides for the imposition of a civil penalty by a city, county, or the state for a violation of these provisions. This bill would, beginning January 1, 2030, expand the application of those provisions from plastic food container products to all products making recycled content claims. The bill would revise the reference to the Federal Trade Commission Guides for the Use of Environmental Marketing Claims to specifically refer to those guides as they read on January 1, 2026. The bill would additionally require documentation in written form that the recycled content material claimed does not exceed the amount of third-party certified recycled content introduced into the manufacturer's or supplier's overall supply stream for the material used in that product line.

Position: Support

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

Current Text: Amended: 7/2/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 7/2/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law establishes the Department of Fish and Wildlife and sets forth the duties of that department, which include administering various programs for the protection and conservation of fish and wildlife. Existing law authorizes the department to take feasible actions to conserve monarch

butterflies and the unique habitats they depend upon for successful migration. Existing law, the California Coastal Act of 1976, among other things, establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. This bill would require, on or before July 1, 2028, the department, in coordination with the commission, to identify known monarch butterfly overwintering habitat sites in the coastal zone and current local government monarch butterfly overwintering habitat management plans or policies. The bill would also require, on or before July 1, 2029, the department, in coordination with the commission, to develop and provide guidance on model policies to be used by a local government for the protection of monarch butterfly overwintering habitat, including habitat restoration and enhancement.

Position: Oppose

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 798

Introduced: 2/19/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 798, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected need for housing, and requires the appropriate council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. This bill, except with respect to the 7th housing element cycle for councils of governments with a housing element revision due date during the calendar year 2027, 2028, or 2029, would extend the above-described timeline for cities and counties to form a subregional entity to allocate the subregion's housing need, as provided, from 28 months to 34 months, and the above-described timeline for the council of governments to determine the share of regional housing need assigned to each subregion from 25 months to 31 months, respectively. This bill contains other related provisions and other existing laws.

Position: Support

AB 2297 (Stefani D) Restitution: diversion.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 841

Introduced: 2/19/2026

Last Amended: 3/26/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 841, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law requires a court to, in every case where a person is convicted of a crime, order restitution to the victim or victims, as specified. Existing law creates and authorizes a number of diversion and deferred entry of judgment programs, which either defer entry of a plea of guilty by the defendant or postpone the proceedings of the case as long as the defendant participates in the program. Existing law requires the court to dismiss the plea or charges if the defendant has performed satisfactorily during the program. This bill would require the court to order restitution to the victims or victims when a defendant participates in a diversion program, provided that the defendant is informed of their right to have a judicial determination of the amount of restitution and is provided with a hearing, waives a hearing, or stipulates to the amount of restitution ordered. If the court finds restitution is owed pursuant to this provision, the bill would require the court to order payment of restitution during the period of diversion.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 842

Introduced: 2/19/2026

Last Amended: 6/18/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 842, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and classifies electric bicycles into 3 classes with different restrictions for various purposes. This bill would require all class 2 electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with a speedometer. The bill would also require all electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with an integrated or detachable front lamp and a rear lamp, as specified. The bill would also require sellers and distributors of electric bicycles to disclose specified information at or before the point of sale.

Position: Support

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

Current Text: Amended: 4/22/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 4/22/2026

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

Location: 5/14/2026-A. DEAD

Summary:

The California Coastal Act of 1976 generally requires each local government lying in whole or in part within the coastal zone to prepare a local coastal program for that portion of the coastal zone within its jurisdiction. The act requires a land use plan of a proposed local coastal program to be submitted to the California Coastal Commission for certification. Existing law requires local governments lying in whole or in part within the coastal zone to, on or before January 1, 2034, develop a sea level rise plan with specified required content as part of a local coastal program that is subject to approval by the California Coastal Commission. This bill would authorize local governments lying, in whole or in part, within the coastal zone to include a neighborhood-scale adaptation approach, as defined, when including land use policies and implementation measures in their local coastal program or sea level rise plan, as provided.

Position: Support

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

Current Text: Amended: 8/3/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Last Amended: 8/3/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/10/2026)

Location: 8/14/2026-S. DEAD

Summary:

The Community Redevelopment Law established redevelopment agencies in each community and granted specified powers to those redevelopment agencies for the purpose of promoting redevelopment in blighted areas. Existing law dissolved those community redevelopment agencies in 2012. Other existing law, the Disaster Recovery Reconstruction Act of 1986, authorizes each city, county, or other local subdivision, as provided, to prepare, prior to a disaster, plans and ordinances facilitating the expeditious and orderly recovery and reconstruction of the area in case of a disaster. Existing law authorizes the plans and ordinances to include, among other things, a contingency plan of action and organization for short-term and long-term recovery and reconstruction to be instituted after a disaster. Existing law authorizes the plans and ordinances to include the authority and proposed organization for establishment of a local reconstruction authority with powers parallel to those of a community redevelopment agency, except as specified. This bill would refer to those plans as a disaster recovery plan and would require a city or county that prepares a disaster recovery plan to amend its general plan, if necessary, as provided, to ensure consistency between both plans. The bill would revise the contingency plan of action and organization to include intermediate recovery and reconstruction, in addition to the short-term and long-term recovery and reconstruction, and would specify elements that may be included in the contingency plan of action and organization. The bill would require the Office of Land Use and Climate Innovation, on or before January 1, 2029, and in consultation with other specified state and local entities, to assess the recovery and rebuilding needs

of jurisdictions across the state and develop model ordinance language, as provided.

Position: Support

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

Current Text: Chaptered: 9/21/2026 [html](#) [pdf](#)

Chapter No.: 436

Introduced: 2/20/2026

Last Amended: 8/27/2026

Status: 9/21/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 436, Statutes of 2026.

Location: 9/21/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, businesses, residences, and open space, as specified. This bill would prohibit a city, county, or city and county from approving a discretionary or ministerial permit or other entitlement that would result in the construction, or an expansion that increases the maximum peak water use, of a data center unless specified conditions are satisfied, including, among others, that the applicant provides the city, county, or city and a county prescribed information. The bill would include in this prescribed information a water scarcity plan and a water supply assessment, each as provided. The bill would also include in the specified conditions that the applicant assumes responsibility for the full cost of any required water conveyance, treatment or storage, or distribution infrastructure improvements necessary to serve the project, as determined by the applicable water supplier. The bill would provide that this provision is severable.

Position: Oppose

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 768

Introduced: 2/20/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 768, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law requires the Wildfire and Forest Resilience Task Force, including the Natural Resources Agency, the California Environmental Protection Agency, the Office of Planning and Research, and the Department of Forestry and Fire Protection, in coordination with certain public agencies, to develop a comprehensive implementation strategy to track and ensure the achievement of the goals and key actions identified in California's Wildfire and Forest Resilience Action Plan, as provided. Existing law requires the task force, on or before March 1, 2026, and every 5 years thereafter, to update that action plan, as provided. This bill would authorize the Director of the Department of Conservation to directly award regional landscape grants to regional entities to implement the above-described regional priority strategies to contribute to the achievement of the goals of California's Wildfire and Forest Resilience Action Plan, as specified. The bill would extend the authorization for the department to award advance payments of grants awarded pursuant to the program indefinitely. This bill contains other related provisions and other existing laws.

Position: Support

AB 2576 (Harabedian D) Transit-oriented development: exclusions: historic sites.

Current Text: Chaptered: 9/15/2026 [html](#) [pdf](#)

Chapter No.: 214

Introduced: 2/20/2026

Last Amended: 8/10/2026

Status: 9/14/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 214, Statutes of 2026.

Location: 9/14/2026-A. CHAPTERED

Summary:

Existing law provides that a housing development project shall be an allowed use as a transit-oriented

housing development if specified conditions and requirements are met. Existing law provides that these provisions do not apply to a local agency until July 1, 2026, unless the local agency adopts an ordinance or local transit-oriented development alternative plan, as defined, deemed compliant by the Department of Housing and Community Development before July 1, 2026. Existing law specifies that, beginning on January 1, 2027, a local government that denies a housing development project meeting the requirements referenced above that is located in a high-resource area is presumed to be in violation of specified law and immediately liable for specified penalties. Existing law specifies exclusions from the provisions described above, including, among other sites prior to one year following the adoption of the 7th revision of the housing element, a site with a historic resource designated as of January 1, 2025, on a local register. This bill would also exclude from the provisions described above, a contributing site within a historic district included on the State Historic Resources Inventory designated before January 1, 2025, and a parcel individually listed as a historical resource included on the State Historic Resources Inventory designated before January 1, 2025.

Position: Support

AB 2724 (Bauer-Kahan D) Insurance: distressed areas.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 961

Introduced: 2/20/2026

Last Amended: 8/20/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 961, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates the business of insurance in the state. Existing law establishes the California FAIR Plan Association, a joint reinsurance association in which all insurers licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Existing regulations authorize insurers, in distressed areas and for properties insured by the FAIR Plan that are exposed to wildfire risk, to use catastrophe modeling, as specified. Under existing regulations, a distressed area includes undermarketed ZIP Codes and distressed counties. Existing law requires the State Fire Marshal to classify lands into fire hazard severity zones in accordance with state responsibility areas and local responsibility areas, as specified. Existing regulations establish and record wildland-urban interface (WUI) areas in accordance with these classifications. This bill would require the department, on or before July 1, 2027, and yearly thereafter, to conduct a review and update distressed areas based on updates to the WUI designated areas.

Position: Support

SB 74 (Seyarto R) Office of Land Use and Climate Innovation: Infrastructure Gap-Fund Program.

Current Text: Amended: 4/7/2025 [html](#) [pdf](#)

Introduced: 1/15/2025

Last Amended: 4/7/2025

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 7/2/2025)

Location: 8/14/2026-A. DEAD

Summary:

Current law establishes the Office of Land Use and Climate Innovation in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. Current law authorizes a local agency to finance infrastructure projects through various means, including by authorizing a city or county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community. This bill would require the office, upon appropriation by the Legislature, to establish the Infrastructure Gap-Fund Program to provide grants to local agencies for the development and construction of infrastructure projects, as defined, facing unforeseen costs after starting construction. The bill would authorize the office to provide funding for up to 20% of a project's additional projected cost, as defined, after the project has started construction, subject to specified conditions, including, among other things, that the local agency has allocated existing local tax revenue for at least 45% of the initially budgeted total cost of the infrastructure project. When applying to the program, the bill would require the local agency to demonstrate challenges with completing the project on time and on budget and how the infrastructure project helps meet state and local goals, as

specified.

Position: Watch

SB 239 (Arreguín D) Crimes: criminal threats.

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 412

Introduced: 1/30/2025

Last Amended: 7/2/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 412, Statutes of 2026.

Location: 9/20/2026-S. CHAPTERED

Summary:

Existing law makes it a crime to willfully threaten to commit a crime that will result in death or great bodily injury to another person, as specified. Under existing law, this crime is punishable as a misdemeanor or by imprisonment in state prison as a felony. Existing law, for the purposes of sentencing for a felony violation of these provisions, authorizes the court to consider, as a factor in aggravation, that the defendant willfully threatened to commit a crime that would result in the death or great bodily injury of a state constitutional officer, a Member of the Legislature, or a judge or court commissioner, as specified. This bill would additionally authorize the court to consider, as a factor in aggravation, that the defendant willfully threatened to commit a crime that would result in the death or great bodily injury of an elections official of a city, county, city and county, or public district, or an elected local agency official, as specified.

Position: Watch

SB 329 (Blakespear D) Alcohol and drug recovery: licensed treatment facilities and certified programs: investigations.

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 646

Introduced: 2/11/2025

Last Amended: 8/13/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 646, Statutes of 2026.

Location: 9/27/2026-S. CHAPTERED

Summary:

Existing law provides for the licensure and regulation of alcohol or other drug recovery or treatment facilities by the State Department of Health Care Services. Existing law prohibits operating an alcohol or other drug recovery or treatment facility to provide recovery, treatment, or detoxification services within this state without first obtaining a current valid license. If a facility is alleged to be providing those services without a license, existing law requires the department to conduct a site visit to investigate the allegation. Existing law also authorizes the department to conduct announced or unannounced site visits to licensed facilities for the purpose of reviewing them for compliance, as specified. Existing law requires alcohol or other drug programs to be certified by the department, except as specified. Existing law prohibits those programs from operating without a certification. If a program is alleged to be providing services without a certification, existing law requires the department to conduct a site visit to investigate the allegation. Existing law also authorizes the department to conduct announced or unannounced site visits to certified programs for the purpose of reviewing them for compliance, as specified. This bill would require the department to assign a complaint under its jurisdiction regarding a licensed alcohol or other drug recovery or treatment facility or a certified alcohol or other drug program to an analyst for investigation within 10 days of receiving the complaint. If the department receives a complaint that does not fall under its jurisdiction, the bill would require the department, to the extent feasible, to notify the complainant, in writing, that it does not investigate that type of complaint.

Position: Watch

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

Current Text: Vetoed: 10/1/2025 [html](#) [pdf](#)

Introduced: 2/19/2025

Last Amended: 9/2/2025

Status: 3/2/2026-Stricken from file. Veto sustained.

Location: 10/1/2025-S. VETOED

Summary:

Current law designates the State Water Resources Control Board as the agency responsible for administering specific programs related to drinking water, including, among others, the California Safe Drinking Water Act and the Emerging Contaminants for Small or Disadvantaged Communities Funding Program. This bill, which would become operative upon an appropriation by the Legislature, would enact a perfluoroalkyl and polyfluoroalkyl substances (PFAS) mitigation program. As part of that program, the bill would create the PFAS Mitigation Fund in the State Treasury and would authorize certain moneys in the fund to be expended by the state board, upon appropriation by the Legislature, for specified purposes. The bill would authorize the state board to seek out nonstate, federal, and private funds designated for PFAS remediation and treatment and deposit the funds into the PFAS Mitigation Fund. The bill would continuously appropriate these funds to the state board for specified purposes. The bill would authorize the state board to establish accounts within the PFAS Mitigation Fund. The bill would authorize the state board to expend moneys from the fund in the form of a grant, loan, or contract, or to provide assistance services to water suppliers and sewer system providers, as those terms are defined, for multiple purposes, including, among other things, to cover or reduce the costs for water suppliers associated with treating drinking water to meet the applicable state and federal maximum PFAS contaminant levels.

Position: Watch

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

Current Text: Amended: 4/7/2025 [html](#) [pdf](#)

Introduced: 2/19/2025

Last Amended: 4/7/2025

Status: 2/2/2026-Returned to Secretary of Senate pursuant to Joint Rule 56.

Location: 1/23/2026-S. DEAD

Summary:

The California Global Warming Solutions Act of 2006 establishes the State Air Resources Board as the state agency responsible for monitoring and regulating sources emitting greenhouse gases and requires the state board to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emission reductions from those sources. Pursuant to its authority, the state board has adopted the Advanced Clean Fleets Regulation, which imposes various requirements for transitioning local, state, and federal government fleets of medium- and heavy-duty trucks, other high-priority fleets of medium- and heavy-duty trucks, and drayage trucks to zero-emission vehicles. The Advanced Clean Fleets Regulation authorizes entities subject to the regulation to apply for exemptions from its requirements under certain circumstances. This bill would require the state board to establish the Advanced Clean Fleets Regulation Appeals Advisory Committee by an unspecified date for purposes of reviewing appeals of denied requests for exemptions from the requirements of the Advanced Clean Fleets Regulation. The bill would require the committee to include representatives of specified governmental and nongovernmental entities. The bill would require the committee to meet monthly and would require recordings of its meetings to be made publicly available on the state board's internet website. The bill would require the committee to consider, and make a recommendation on, an appeal of an exemption request denial no later than 60 days after the appeal is made. The bill would require specified information relating to the committee's consideration of an appeal to be made publicly available on the state board's internet website.

Position: Watch

SB 569 (Blakespear D) Bikeways: reversions and modifications.

Current Text: Amended: 8/10/2026 [html](#) [pdf](#)

Introduced: 2/20/2025

Last Amended: 8/10/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was INACTIVE FILE on 9/1/2026)

Location: 8/31/2026-A. DEAD

Summary:

Existing law grants the legislative body of a city certain powers with respect to city streets and highways, including the power to construct and maintain those streets and highways. Existing law grants the board of supervisors of a county general supervision, management, and control of county highways and authorizes the board of supervisors to lay out, construct, improve, and maintain county highways. Existing law authorizes the governing body of a city, county, or local agency to, among other things, establish bikeways, as defined and classified. Existing law requires the Department of Transportation, in cooperation with county and city governments, to establish minimum safety design criteria for the planning and construction of each type of bikeway and of roadways where bicycle travel is permitted, and requires all city, county, regional, and other local agencies responsible for the

development or operation of bikeways or roadways where bicycle travel is permitted to utilize the minimum safety design criteria. This bill would prohibit a bikeway constructed, in whole or part, using moneys from the State General Fund allocated to any city, county, regional, or other local agency from being reverted to a nonactive transportation use or modified in a manner that reduces the safety, accessibility, or mobility of nonmotorized users, for a minimum of 20 years from the date of the allocation or its actual useful life, as documented in its project design or local building or permit application materials, whichever is less. less, except as specified.

Position: Watch

SB 866 (Blakespear D) Planning and zoning: annual report: emergency shelter.

Current Text: Amended: 6/23/2026 [html](#) [pdf](#)

Introduced: 1/5/2026

Last Amended: 6/23/2026

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

Location: 8/14/2026-A. DEAD

Summary:

The Planning and Zoning Law, requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to the Department of Housing and Community Development that includes, among other specified information, the agency's progress in meeting its share of regional housing needs and the number of units approved and disapproved in the prior year. This bill, beginning with the first annual report submitted after the due date for the 7th cycle revision of the housing element, would require that annual report to additionally include specified information regarding the special housing needs of families and persons in need of emergency shelter.

Position: Oppose

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 863

Introduced: 2/18/2026

Last Amended: 6/25/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 863, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

The California Constitution provides that people have the right of access to information concerning the conduct of the people's business. Various provisions of existing law, including the California Public Records Act, the Legislative Open Records Act, the Bagley-Keene Open Meeting Act, and the Ralph M. Brown Act, provide, with some exceptions, for public access to government records and meetings of government bodies. Among those acts, the California Public Records Act defines "person" to include any natural person, corporation, partnership, limited liability company, firm, or association. This bill would specify that, for purposes of the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Legislative Open Records Act, the Administrative Procedure Act, the California Coastal Act of 1976, and CEQA, "person," "interested person," "participant," "member of the public," as applicable, and any other similar terms under each act referring to those who may engage with governmental agencies, do not include artificial intelligence, as defined, systems, autonomous agents, or robots, whether physical or digital.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 1013

Introduced: 2/18/2026

Last Amended: 7/1/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 1013, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

Existing law prohibits a local agency from entering into any form of agreement that would result, directly or indirectly, in the payment, transfer, diversion, or rebate of any tax revenue resulting from the imposition of a sales and use tax under the Bradley-Burns Uniform Local Sales and Use Tax Law to any person for any purpose when the agreement results in a reduction in the amount of revenue under the Bradley-Burns Uniform Local Sales and Use Tax Law that, in the absence of the agreement, would be received by another local agency and the retailer continues to maintain a physical presence within the territorial jurisdiction of that other local agency. Existing law also requires a local agency entering into an agreement that results in a reduction of the amount of revenue under the Bradley-Burns Uniform Local Sales and Use Tax Law that, in the absence of the agreement, would be received by another local agency to take certain actions with respect to that agreement, including posting the proposed agreement on its internet website for at least 30 days prior to ratification or approval of that agreement by its governing body. This bill would prohibit a person from paying compensation to a consultant with respect to a specific tax sharing agreement, as defined, that exceeds the lower of 5% of the total tax revenues shared pursuant to the tax sharing agreement and \$250,000. The bill would define a tax sharing agreement for this purpose to mean any agreement that would result, directly or indirectly, in the payment, transfer, diversion, or rebate of any tax revenue resulting from the imposition of a sales and use tax under the Bradley-Burns Uniform Local Sales and Use Tax Law to any person for any purpose.

Position: Support

YIMBY**[AB 736](#) (González, Mark D) Transfer taxes: limitation.**

Current Text: Amended: 6/22/2026 [html](#) [pdf](#)

Introduced: 2/18/2025

Last Amended: 6/22/2026

Status: 7/1/2026-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 6/22/2026)

Location: 7/1/2026-S. DEAD

Summary:

The Documentary Transfer Tax Act authorizes the imposition of a tax by a county or city and county, as provided, with respect to specified instruments that transfer specified interests in real property. This bill would, beginning January 1, 2027, prohibit a local jurisdiction, defined to include a city, including a charter city, county, or city and county, from collecting a transfer tax, as defined, levied on the sale or transfer of a real property interest conveyed if the combined transfer tax rate levied by the local jurisdiction exceeds 1.5% of the consideration paid for or value of the real property interest conveyed, except as otherwise provided. The bill would also prohibit a local jurisdiction from levying a transfer tax on the first sale of single-family housing property occurring within 5 years of one or more housing units on the real property being destroyed or made uninhabitable by a natural disaster, as defined.

Position: Support

[AB 1070](#) (Ward D) Residential developments: building standards: review.

Current Text: Amended: 6/11/2026 [html](#) [pdf](#)

Introduced: 2/20/2025

Last Amended: 6/11/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/3/2026)

Location: 8/14/2026-S. DEAD

Summary:

The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code. Existing law requires the commission to publish, or cause to be published, editions of the code in its entirety once every 3 years. Existing law requires the building standards and rules and regulations to impose substantially the same requirements as are contained in the most recent editions of specified international or uniform industry codes, including the International Residential Code of the International Code Council. Existing law establishes the Department of Housing and Community Development (department) and requires the department to submit an 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. This bill would require

the department to initiate a study no later than January 31, 2027, evaluating the conditions under which residential developments of between 3 and 10 units may be designed and constructed under the requirements of the California Residential Code, as specified. The bill would require the department to contract with external experts or an independent third party for this purpose. The bill would require the department, no later than December 31, 2028, to provide a one-time report of its findings to the Legislature in the annual report described above.

Position: Support

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

Current Text: Amended: 1/22/2026 [html](#) [pdf](#)

Introduced: 2/21/2025

Last Amended: 1/22/2026

Status: 7/1/2026-Failed Deadline pursuant to Rule 61(b)(13). (Last location was JUD. on 5/6/2026)

Location: 7/1/2026-S. DEAD

Summary:

Current law establishes that for the initial sale of a newly constructed condominium unit, as specified, the amount actually paid to the seller in the event of a buyer's default pursuant to a liquidated damages provision that exceeds 3% of the purchase price of the residential unit is subject to specified requirements, including an accounting of the seller's costs and revenues, as specified. This bill would delete the above-specified percentage and, instead, increase that percentage to 6%.

Position: Support

AB 1556 (Haney D) Recovery housing: funding.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 779

Introduced: 1/8/2026

Last Amended: 8/3/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 779, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law requires a state agency or department that funds, implements, or administers a state program that provides housing or housing-related services to people experiencing homelessness or who are at risk of homelessness to revise or adopt guidelines and regulations to include enumerated Housing First policies. Existing law specifies the core components of Housing First, including services that are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives and where tenants are engaged in nonjudgmental communication regarding drug and alcohol use. This bill would require applicants for state homelessness funding for recovery housing, as defined, to demonstrate the availability of a range of interventions, as specified. The bill would require a program that provides recovery housing to meet specified requirements in order to be eligible for state funding, including that the program satisfies the core components of Housing First, relapse is not, unless there is another lease violation, grounds for eviction and residents receive relapse support, the program provides emergency preparedness and overdose prevention and response training to staff and residents and makes overdose reversal medication available and readily accessible to staff and residents onsite, and the program adopts and maintains a written return-to-use policy, as specified.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 780

Introduced: 1/22/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 780, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law requires a local agency or state agency to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an

application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. Existing law requires the time limits to be tolled, if the local agency or state agency requires review of the application by an outside entity, until the outside entity completes the review and returns the application, as specified. This bill would prohibit a local agency or state agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review. The bill would authorize a local agency or state agency to deny an application that is not compliant with the permit standards following 2 plan check and specification reviews. The bill would also authorize an applicant to request additional submittals of applications that are not compliant with the permit standards.

Position: Support

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

Current Text: Amended: 6/23/2026 [html](#) [pdf](#)

Introduced: 2/4/2026

Last Amended: 6/23/2026

Status: 8/14/2026-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/10/2026)

Location: 8/14/2026-S. DEAD

Summary:

Existing law requires, by December 31, 2026, the State Air Resources Board, in consultation with relevant stakeholders, as provided, to develop a framework for measuring the average carbon intensity of the materials used in the construction of new buildings, including those for residential uses. Existing law requires, by December 31, 2028, the state board to develop a comprehensive strategy for the state's building sector to achieve a 40% net reduction in greenhouse gas emissions of building materials, as specified, as soon as possible, but no later than December 31, 2035. Existing law authorizes the state board to establish an embodied carbon trading system, as defined, in compliance with these requirements, as provided. This bill would require the state board to determine whether using building materials with lower embodied carbon would be cost effective during the first 2-year period of their use compared to using conventional building materials before implementing the above-described provisions.

Position: Support

AB 1732 (Alvarez D) California Environmental Quality Act: exemption: affordable housing projects: public university or public college housing projects.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 792

Introduced: 2/5/2026

Last Amended: 8/3/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 792, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA, until January 1, 2033, exempts from its requirements certain actions for affordable housing projects that meet specified requirements, including confirmation by a public agency that, among other things, the project site satisfies specified requirements and a vacant project site does not contain tribal cultural resources that could be affected by the development that were found pursuant to a consultation and the effects of which cannot be mitigated, as provided. This bill would extend the operation of the above-described exemption to January 1, 2037, and would expand the exemption to also include a public university or public college housing project, as defined, that meets specified requirements. Because the bill would extend the operation of the exemption and would increase duties on a lead agency related to the expansion of this exemption, the bill would impose a state-mandated local program.

Position: Support

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

Current Text: Chaptered: 9/18/2026 [html](#) [pdf](#)

Chapter No.: 271

Introduced: 2/5/2026

Last Amended: 7/2/2026

Status: 9/18/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 271, Statutes of 2026.

Location: 9/18/2026-A. CHAPTERED

Summary:

The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires the building department of every city or county to enforce the provisions of the State Housing Law, the State Building Standards Code, and other specified rules and regulations promulgated pursuant to the State Housing Law pertaining to standards for buildings used for human habitation. Existing law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of the State Housing Law, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of the State Housing Law. Existing law provides certain immunities to a public entity or employee immunity relative to an inspection or license, as provided. This bill would require a city, including a charter city, county, or city and county, except as specified, to offer a homeowner or contractor, as described, the option of requesting remote inspections for all or a subset of an inspection required by a building permit for specified works in one- or 2-family dwelling units, by either January 1, 2028, or July 1, 2028, as provided. The bill would authorize these local agencies to adopt reasonable protocols governing the technical conduct of a remote inspection, as specified. The bill would apply the above-described immunities to remote inspections. The bill would authorize these local agencies to temporarily ban the homeowner or contractor from using the remote inspection if a homeowner is found to have willfully misrepresented the work, as provided.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 892

Introduced: 2/5/2026

Last Amended: 7/2/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 892, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

The California Coastal Act of 1976 establishes the California Coastal Commission and provides for the planning and regulation of development in the coastal zone, as defined. The act generally requires each local government, as specified, to prepare a local coastal program for certification by the commission, however, the act authorizes any local government to request the commission to prepare the local coastal program for the local government, as provided. The act generally prohibits, after certification of a local coastal program and all implementing actions within the affected area, the commission from exercising its coastal development permit review authority over any new development within the area to which the certified local coastal program, or any portion thereof, applies. This bill would require, on or before January 1, 2029, the City of Santa Monica to submit to the commission a proposed, complete local coastal program for the city's portion of the coastal zone. By creating a new duty for the City of Santa Monica, the bill would impose a state-mandated local program. The bill would require the commission to act within 6 months of receipt of the proposed, complete local coastal program, unless an extension is requested by the city. The bill would also require the commission, within 45 days of receipt of the proposed, complete local coastal program, to provide the city, in writing, a list of identified issues, if any, that require further refinement through suggested modifications for the local coastal program, as provided, and would require the city and the commission to coordinate expeditiously and in good faith to reach agreement on any suggested modifications within 6 months of receipt of the submitted complete proposal.

Position: Support

AB 1815 (Wicks D) Factory-built housing: building standards and local requirements.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 782

Introduced: 2/10/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 782, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The California Building Standards Law establishes the California Building Standards Commission within the Government Operations Agency. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Existing law, the California Factory-Built Housing Law, generally regulates the design, manufacture, and installation of factory-built housing, as defined and specified. That law specifically and entirely reserves to local jurisdictions certain local requirements, including local use zone requirements, snow load requirements, and wind pressure requirements. That law provides that any person who violates any of those provisions and other specified law is guilty of a misdemeanor, as specified. This bill also would prohibit a city, county, city and county, or district from imposing or enforcing local building standards applicable to a factory-built housing structure, as defined, that exceed or differ from the applicable mandatory standards contained in the California Building Standards Code. The bill would authorize a city or county to make changes or modifications in the requirements contained in the provisions published in the California Building Standards Code that are reasonably necessary to maintain minimum health and safety because of local climatic, geological, or topographical conditions, subject to the city or county making a specified finding. The bill would create a rebuttable presumption in favor of a determination that facilitates the use of factory-built housing and allows a project to qualify as a factory-built housing structure. This bill would define certain key terms for purposes of the California Factory-Built Housing Law.

Position: Support

AB 1903 (Wicks D) Construction defects.

Current Text: Amended: 8/28/2026 [html](#) [pdf](#)

Introduced: 2/12/2026

Last Amended: 8/28/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was DESK on 9/2/2026)

Location: 8/31/2026-A. DEAD

Summary:

Existing law specifies the rights and requirements of a claimant or homeowner to bring a civil action for construction defects of a dwelling, including applicable standards for home construction, detailed prelitigation procedures, statute of limitations, burden of proof, and the damages recoverable. Existing law specifies the rights and prohibitions for a builder to defend against a civil action for construction defects, including a prohibition against a builder obtaining a release or waiver in exchange for repair work mandated by law. This bill would modify specific rights, requirements, and prohibitions for the parties to a civil action for construction defects of a dwelling by revising, among other things, the requirements for a prelitigation notice from the claimant to the builder and the evidence a claimant is required to affirmatively demonstrate to make a claim. Among other changes, the bill would repeal the prohibition on, and, instead, authorize, a builder to obtain a release or waiver in exchange for certain repair work, as specified.

Position: Support

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

Current Text: Amended: 8/28/2026 [html](#) [pdf](#)

Introduced: 2/17/2026

Last Amended: 8/28/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was THIRD READING on 8/30/2026)

Location: 8/31/2026-S. DEAD

Summary:

Under the Planning and Zoning Law, the legislative body of a city or county may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. Existing law requires a local agency to ministerially approve a parcel map for an urban lot split if the development or parcel meets specified requirements. Existing law requires the local agency to require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of 3 years from the date of the approval of the urban lot split. Existing law authorizes a local agency to adopt an ordinance to implement these provisions, as provided. This bill would instead require the local agency to require an applicant to select one of 2 sets of owner-occupancy requirements. The first option would be for the applicant to sign,

under penalty of perjury, the above-described affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of 3 years. The 2nd option would be for the applicant to sign an affidavit, under penalty of perjury, stating they intend to sell both parcels of an urban lot split after issuance of a certificate of occupancy within 3 years from the date of the approval of the urban lot split and to require that one of the units on both parcels of an urban lot split remain owner occupied for 3 years, beginning on the date a parcel or unit is conveyed by the applicant to a home buyer.

Position: Support

AB 2058 (Harabedian D) California Factory-Built Housing Law.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 783

Introduced: 2/18/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 783, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The California Factory-Built Housing Law generally regulates the design, manufacture, and installation of factory-built housing and defines terms for its purposes. The law authorizes the Department of Housing and Community Development, among other things, to regulate quality assurance agencies to perform inspections of factory-built housing manufacturers. The law requires a local enforcement agency, among other things, to enforce and inspect the installation of factory-built housing. The law provides that any person who violates any of its provisions and other specified law is guilty of a misdemeanor, as specified. This bill would revise these provisions, among other things, to authorize a quality assurance agency to also perform an installation inspection of factory-built housing, at the choice of a first user, after the department adopts regulations regarding the requirements for a quality assurance agency to perform these inspections. The bill would require the department to adopt those regulations by January 1, 2029.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 797

Introduced: 2/18/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 797, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Planning and Zoning Law generally regulates local government zoning and approval of certain types of housing development projects. The law authorizes a development proponent to submit an application for a development that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The law also requires a housing development project within a specified distance of a transit-oriented development stop to be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with specified requirements, as applicable. This bill would, by July 1, 2027, require major transit cities to designate at least one regional transit hub district, as specified, and prescribe requirements for those districts, including requiring that a district make a downtown housing development an allowable use, as specified. The bill would define "downtown housing development" as a housing development project within a regional hub district that meets certain conditions, including that it meets specified labor standards. The bill would prescribe requirements for the developments, including that the developments are eligible for streamlined ministerial approval, as specified.

Position: Support

AB 2118 (Hoover R) Affordable Housing and High Road Jobs Act of 2022: use by right: objective standards.

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 579

Introduced: 2/18/2026

Last Amended: 8/21/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 579, Statutes of 2026.

Location: 9/27/2026-A. CHAPTERED

Summary:

The Affordable Housing and High Road Jobs Act of 2022, until January 1, 2033, authorizes a development proponent to submit an application for a mixed-income housing development along a commercial corridor that satisfies specified site criteria, affordability criteria, and objective development standards, and deems a housing development that meets those requirements a use by right and subject to streamlined, ministerial review. Existing law prohibits the objective standards from precluding a development from being built at specified residential density required and from requiring the development to reduce unit size to meet the objective standards. This bill would also prohibit the objective standards from prohibiting or otherwise limiting mixed-use development, as defined, in a housing development project.

Position: Support

AB 2166 (Carrillo D) Multifamily housing development: offsite housing factories: backstop financing.

Current Text: Vetoed: 9/18/2026 [html](#) [pdf](#)

Introduced: 2/18/2026

Last Amended: 8/20/2026

Status: 9/18/2026-Vetoed by Governor.

Location: 9/18/2026-A. VETOED

Calendar:

11/30/2026 #13 ASSEMBLY GOVERNOR'S VETOES

Summary:

Would establish, upon appropriation by the Legislature, the Multifamily Backstop Financing Program, for purposes of supporting multifamily projects through the provision of state-backed credit backstops that would enable surety companies to issue payment and performance bonds to qualified offsite housing factories in the state. The bill would authorize the bank to provide credit backstops to surety companies and surety insurers that issue construction bonds according to specified parameters. The bill would require the bank to adopt rules and regulations necessary to implement the program.

Position: Support

AB 2185 (Quirk-Silva D) Housing: multifamily affordable housing programs.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 784

Introduced: 2/19/2026

Last Amended: 8/13/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 784, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Governor's Reorganization Plan No. 1 of 2025, as of July 1, 2026, sets forth the general responsibilities and roles of the California Housing Homelessness Agency, the Department of Housing and Community Development, the Housing Development and Finance Committee, and the California Housing Finance Agency in carrying out state housing policies and programs. Existing law establishes programs providing assistance for, among other things, multifamily housing, farmworker housing, and veteran housing. This bill would require the California Housing and Homelessness Agency, the California Housing Finance Agency, the California Debt Limit Allocation Committee, the California Tax Credit Allocation Committee, and the Housing Development and Finance Committee, no later than July 1, 2027, when administering a multifamily affordable housing program, as specified, to, among other things, review, analyze, and make any changes necessary to their guidelines and regulations to facilitate the production and use of factory-built housing.

Position: Support

AB 2243 (Haney D) State Bank Act.

Current Text: Amended: 4/20/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 4/20/2026

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

on 5/6/2026)

Location: 5/14/2026-A. DEAD

Summary:

The Bergeson-Peace Infrastructure and Economic Development Bank Act creates within the Governor's Office of Business and Economic Development the Infrastructure and Economic Development Bank and requires it to administer the act, which, among other things, provides for the financing of certain economic development projects. This bill, the State Bank Act, would create in state government the State Bank Commission and provide for its membership, as prescribed. This bill would require, on or before June 1, 2028, the commission to develop a state bank plan that addresses various items with respect to creating a state bank, including a state guarantee of public deposits, including those held by public banks.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 931

Introduced: 2/19/2026

Last Amended: 8/21/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 931, Statutes of 2026.

Location: 9/30/2026-A. CHAPTERED

Summary:

Existing law establishes a low-income housing tax credit program for which the California Tax Credit Allocation Committee (CTCAC) provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law provided an allocation of \$500,000,000 for the 2020 calendar year and, for calendar years beginning in 2021, also provides for an additional amount that may be allocated, up to \$500,000,000, to specified low-income housing projects that are new buildings that are federally subsidized, as specified. Existing law provides that this additional amount is only available for allocation pursuant to an authorization in the annual Budget Act. Existing law requires specified regulatory action by CTCAC aimed at increasing production and containing costs, including a scoring system that maximizes the efficient use of public subsidy and benefit created through the low-income housing tax credit program, as specified. This bill would require CTCAC to consider amending the regulatory scoring system to establish a housing type for farmworker housing projects, as specified in the existing CTCAC regulation.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 798

Introduced: 2/19/2026

Last Amended: 8/21/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 798, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected need for housing, and requires the appropriate council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. This bill, except with respect to the 7th housing element cycle for councils of governments with a housing element revision due date during the calendar year 2027, 2028, or 2029, would extend the above-described timeline for cities and

counties to form a subregional entity to allocate the subregion's housing need, as provided, from 28 months to 34 months, and the above-described timeline for the council of governments to determine the share of regional housing need assigned to each subregion from 25 months to 31 months, respectively. This bill contains other related provisions and other existing laws.

Position: Oppose

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

Current Text: Amended: 4/27/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 4/27/2026

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

Location: 5/14/2026-A. DEAD

Summary:

The Planning and Zoning Law requires cities and counties to prepare, adopt, and amend general plans and elements of those general plans, as specified. After the legislative body has adopted all or part of a general plan, the law requires the planning agency to provide by April 1 of each year an annual report to specified entities that includes certain information, including the status of the plan and progress of its implementation. This bill would require the planning agency to include in that report, beginning with the report due by April 1, 2028, the number of temporary emergency shelter beds and the number of permanent housing units serving those experiencing or exiting homelessness in the jurisdiction in each of specified categories.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 800

Introduced: 2/20/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 800, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Density Bonus Law requires a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant seeks a density bonus for the housing development, as specified, if the applicant agrees to construct, among other things, a specified percentage of units for very low income, lower income, or senior citizen housing, and meets other requirements. This bill would, instead, require a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant submits an application for a housing development that a city, county, or city and county determines meets specified criteria, including, among others, the housing development includes specified percentage of units for very low income, lower income, or senior citizen housing.

Position: Support

AB 2480 (Ávila Farías D) Housing development: density bonus: student housing developments.

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 801

Introduced: 2/20/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 801, Statutes of 2026.

Location: 9/29/2026-A. CHAPTERED

Summary:

The Density Bonus Law requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, 20% of the total units, as defined, for lower income students in a student housing development that meets certain requirements. These requirements include, among other things, that all units in the student housing

development be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher learning, and the rent provided in the applicable units of the development for lower income students is calculated at 30% of 65% of the area median income for a single-room occupancy unit type. This bill, for the purposes of a student housing development being eligible for a density bonus and other incentives or concessions, would revise and recast the rent requirements for the applicable units of the development for lower income students. The bill would also require a city or county to provide an additional density bonus, as specified, for a student housing development that meets the requirements for being eligible for the above-described density bonus and meets other specified criteria, including that the development provides 24% of the total units to lower income students, and the applicant agrees to include additional rental units affordable to moderate-income students, as defined, provided that the resulting student housing development would not restrict more than 50% of the total units, as defined, to moderate-income or lower income students.

Position: Support

AB 2576 (Harabedian D) Transit-oriented development: exclusions: historic sites.

Current Text: Chaptered: 9/15/2026 [html](#) [pdf](#)

Chapter No.: 214

Introduced: 2/20/2026

Last Amended: 8/10/2026

Status: 9/14/2026-Approved by the Governor. Chaptered by Secretary of State - Chapter 214, Statutes of 2026.

Location: 9/14/2026-A. CHAPTERED

Summary:

Existing law provides that a housing development project shall be an allowed use as a transit-oriented housing development if specified conditions and requirements are met. Existing law provides that these provisions do not apply to a local agency until July 1, 2026, unless the local agency adopts an ordinance or local transit-oriented development alternative plan, as defined, deemed compliant by the Department of Housing and Community Development before July 1, 2026. Existing law specifies that, beginning on January 1, 2027, a local government that denies a housing development project meeting the requirements referenced above that is located in a high-resource area is presumed to be in violation of specified law and immediately liable for specified penalties. Existing law specifies exclusions from the provisions described above, including, among other sites prior to one year following the adoption of the 7th revision of the housing element, a site with a historic resource designated as of January 1, 2025, on a local register. This bill would also exclude from the provisions described above, a contributing site within a historic district included on the State Historic Resources Inventory designated before January 1, 2025, and a parcel individually listed as a historical resource included on the State Historic Resources Inventory designated before January 1, 2025.

Position: Oppose

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

Current Text: Amended: 4/23/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Last Amended: 4/23/2026

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

Location: 4/30/2026-A. DEAD

Summary:

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires the housing element to include, among other things, an inventory of land suitable and available for residential development. Existing law requires a city or county, based on that inventory of land, to determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as provided. Existing law requires local governments to rezone sites according to a specified program if the inventory of sites suitable and available for residential development does not identify adequate sites to accommodate the need for groups of all household income levels. Existing law requires that program to accommodate 100% of the need for housing for specified lower income households on sites required to be zoned to permit owner-occupied and rental multifamily residential use, as provided, and requires these sites to be zoned with specified minimum density and development standards, as provided. This bill would provide that these zoning requirements would be met by applying a zoning classification, including, but not limited to, an overlay zone, mixed-use zone, combining district, or similar zone that permits owner-occupied and rental multifamily residential use with the above-described minimum density and development standards, as specified. The bill would require a program

that includes application of this zoning classification to include a written explanation of the housing and affordability incentives of the zoning classification.

Position: Oppose

SB 299 (Cabaldon D) California Environmental Quality Act: exemption: day care center: zoning.

Current Text: Chaptered: 9/20/2026 [html](#) [pdf](#)

Chapter No.: 413

Introduced: 2/10/2025

Last Amended: 8/21/2026

Status: 9/20/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 413, Statutes of 2026.

Location: 9/20/2026-S. CHAPTERED

Summary:

The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law exempts specified projects from CEQA, including a project that consists exclusively of a day care center, as defined, that is not located in a residential area. This bill would exempt from CEQA a project that consists exclusively of a day care center, as defined, that is located in a residential area, except as provided. By imposing additional duties on a lead agency to determine the applicability of these exemptions, the bill would impose a state-mandated local program.

Position: Support

SB 417 (Limón D) The Veterans and Affordable Housing Bond Act of 2026.

Current Text: Chaptered: 6/25/2026 [html](#) [pdf](#)

Chapter No.: 16

Introduced: 2/18/2025

Last Amended: 6/22/2026

Status: 6/25/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 16, Statutes of 2026.

Location: 6/25/2026-S. CHAPTERED

Summary:

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. Existing law, the Veterans and Affordable Housing Bond Act of 2018, authorized, the issuance of bonds in the amount of \$4,000,000,000 to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as well as financing for a specified program for farm, home, and mobilehome purchase assistance for veterans, pursuant to the State General Obligation Bond Law. This bill would enact the Veterans and Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$11,250,000,000, pursuant to the State General Obligation Bond Law. Of the proceeds from the sale of these bonds, \$10,000,000,000 would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program, and \$1,250,000,000 would be used to provide additional funding for the above-described program for farm, home, and mobilehome purchase assistance for veterans, as provided.

Position: Support

SB 677 (Wiener D) Housing financing: joint powers agreements: bond approvals: subdivisions: tentative and final maps: appeals.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 974

Introduced: 2/21/2025

Last Amended: 8/20/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 974, Statutes

of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Existing law, for the purposes of that act, defines the term "public agency" to include various federal, state, local, and tribal entities. Existing law requires approval by the Department of General Services of certain joint powers agreements that include the state as a member, as provided. Existing law authorizes a joint powers authority to issue revenue bonds to pay the costs and expenses of acquiring, constructing, or conducting a program for, among other things, low-income housing projects owned or operated by a city, county, city and county, or housing authority. Existing law provides that the Treasurer and the Secretary of State are designated as elected representatives for federal tax purposes of a joint powers agency created to approve or certify the issuance of bonds, notes, or other evidence of indebtedness issued by or on behalf of the joint powers authority to the extent approval is required by federal tax law. This bill would provide that the geographic jurisdiction of a joint powers authority is the area encompassed by the combined geographical boundaries of all of its member public agencies. The bill would declare that these provisions are declaratory of existing law. This bill would additionally authorize the Treasurer to execute an agreement including the state as a member of a joint powers authority without obtaining approval from the Department of General Services only for the Treasurer to provide specified approvals for bonds issued by the joint powers authority to finance specified residential rental projects for which a city, county, or city and county that is a member of the joint powers authority has failed to provide specified approval required by federal tax law, as defined and provided.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 787

Introduced: 1/22/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 787, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

The Davis-Stirling Common Interest Development Act governs the management and operation of common interest developments. Existing law places various limits and prohibitions on the governing documents, as defined, relative to an owner's separate interest within those developments. This bill would declare void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, other instrument affecting the transfer or sale of any interest in a common interest development, or provision of a governing document that effectively prohibits or restricts the owner of a separate interest from completing a residential window replacement project or impose any requirements on California Energy Code-compliant windows, as specified.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 805

Introduced: 1/27/2026

Last Amended: 8/18/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 805, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

Existing law provides that in a civil action brought by a plaintiff to challenge a housing development project that meets or exceeds the requirements for low- or moderate-income housing, a defendant may seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action would result in preventing or delaying the project, as specified. Existing law authorizes the court to limit the amount of the undertaking or to decline to require the plaintiff to furnish an undertaking if the court determines that, based on evidence submitted by the plaintiff, furnishing an undertaking would cause the plaintiff to suffer undue economic hardship. This bill would make these provisions applicable to a student housing

development, as defined. This bill would incorporate additional changes to Section 529.2 of the Code of Civil Procedure proposed by SB 1344 to be operative only if this bill and SB 1344 are enacted and this bill is enacted last.

Position: Support

SB 996 (Padilla D) Manufactured housing: conformity.

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 995

Introduced: 2/9/2026

Last Amended: 8/20/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 995, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

The Manufactured Housing Act of 1980 sets forth various standards relating to manufactured homes, mobilehomes, special purpose commercial coaches, and commercial coaches, including, but not limited to, construction and alteration of those homes. Existing law, including the Manufactured Housing Act of 1980 and the Uniform Commercial Code–Secured Transactions, defines the term “manufactured home” for various purposes to mean a structure that, among other things, is transportable in one or more sections, is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, and is built on a permanent chassis. This bill would modify that definition to mean a structure that was constructed on or after June 15, 1976, with or without a foundation system, and has the same meaning as defined in specified federal law.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 806

Introduced: 2/10/2026

Last Amended: 8/17/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 806, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

The Permit Streamlining Act sets forth various procedures for the review and approval of development project applications, including, among other things, requiring each public agency to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. The act also requires a city, county, or city and county to deem an applicant for a housing development project to have submitted a preliminary application upon providing specified information about the proposed project to the city, county, or city and county from which approval for the project is being sought. This bill would permit an applicant who submits a preliminary application for a housing development project, as specified, or an application if a preliminary application is not submitted, to include in the preliminary application or application a request for a preliminary estimate of required improvements, as provided. The bill would require a city, county, or city and county that receives a request under these provisions to provide the preliminary estimate within 30 business days of the submission of the request, as provided. The bill would authorize, for improvements required by a public agency, as specified, the applicant to request, within 30 days of submission, a list of the types of improvements that may be required, as provided. The bill, within 30 business days of deeming an application for a postentitlement phase permit complete, would additionally require the city, county, or city and county to provide the applicant with an itemized list of all onsite and offsite improvements that will be required prior to issuance of, or otherwise in connection with, that permit, as provided.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 1004

Introduced: 2/13/2026

Last Amended: 8/19/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 1004,

Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to be responsible for determining whether a project is exempt from CEQA and whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required. Existing law requires a city or county that determines a certain type of project is subject to the requirements of CEQA to identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment, as provided. This bill, among other things, would instead require a city or county, upon receipt of a preliminary application for a housing development project that meets certain conditions, or upon a development application for certain projects being determined as complete or deemed complete, to make that identification of public water systems. The bill would require a city or county, within 15 days of receiving an application that meets either of the above-mentioned criteria, to request each identified public water system to determine whether the projected water demand associated with the proposed project was included in the most recently adopted urban water management plan.

Position: Oppose

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 808

Introduced: 2/17/2026

Last Amended: 8/20/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 808, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

Under the Planning and Zoning Law, the legislative body of a city or county may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. Existing law authorizes a development proponent to submit an application for a housing development project on a subdivided lot, as specified, that meets specified requirements, and requires a local agency to ministerially consider that application, as specified. Existing law prohibits a local agency from imposing on a housing development on a lot subdivided as specified an objective zoning standard, objective subdivision standard, or objective design standard that, among other things, physically precludes the development of a project built to specified densities. However, with respect to certain lots, existing law allows a local agency to impose a height limit of no less than the height allowed pursuant to the existing zoning designation applicable to the lot. This bill would require the height limits under these provisions to apply exclusively to the physical height of a building rather than the number of floors. The bill would additionally prohibit a local agency from imposing specified front or internal setbacks, except as specified.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 809

Introduced: 2/17/2026

Last Amended: 7/8/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 809, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

The Planning and Zoning Law provides for the creation by ordinance, or by ministerial approval if the local agency has not adopted an ordinance, of an accessory dwelling unit (ADU) in accordance with specified standards and conditions. Existing law requires fees charged for the construction of ADUs to be determined in accordance with specified provisions of the Mitigation Fee Act. Existing law prohibits a local agency, special district, or water corporation from imposing any impact fee upon the development of an ADU that has 750 square feet of interior livable space or less, and requires any impact fees charged for an ADU that has more than 750 square feet of interior livable space to be charged proportionately in relation to the square footage of the primary dwelling unit. This bill would require the

charge for certain accessory dwelling units to be based only on the area in excess of 750 square feet of interior livable space. By changing the duties of local agencies with regard to calculating fees for ADUs, the bill would impose a state-mandated local program.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 863

Introduced: 2/18/2026

Last Amended: 6/25/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 863, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

The California Constitution provides that people have the right of access to information concerning the conduct of the people's business. Various provisions of existing law, including the California Public Records Act, the Legislative Open Records Act, the Bagley-Keene Open Meeting Act, and the Ralph M. Brown Act, provide, with some exceptions, for public access to government records and meetings of government bodies. Among those acts, the California Public Records Act defines "person" to include any natural person, corporation, partnership, limited liability company, firm, or association. This bill would specify that, for purposes of the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Legislative Open Records Act, the Administrative Procedure Act, the California Coastal Act of 1976, and CEQA, "person," "interested person," "participant," "member of the public," as applicable, and any other similar terms under each act referring to those who may engage with governmental agencies, do not include artificial intelligence, as defined, systems, autonomous agents, or robots, whether physical or digital.

Position: Support

SB 1196 (McNerney D) Small energization projects: electrical service connections.

Current Text: Chaptered: 9/27/2026 [html](#) [pdf](#)

Chapter No.: 684

Introduced: 2/19/2026

Last Amended: 6/29/2026

Status: 9/27/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 684, Statutes of 2026.

Location: 9/27/2026-S. CHAPTERED

Summary:

The Powering Up Californians Act requires the Public Utilities Commission to determine the criteria for timely service for electrical customers to be energized, including, among other things, categories of timely electric service through energization, as specified. The act requires the commission to establish reasonable average and maximum target energization time periods to ensure that work is completed in a manner that minimizes delay in meeting the date requested by an electrical customer to the greatest extent possible. This bill would require the commission, by September 30, 2027, in a new or existing proceeding, to establish timelines for electrical corporations to respond to and process requests to energize small energization projects, as provided.

Position: Support

SB 1216 (Laird D) Budget Act of 2026.

Current Text: Amended: 6/11/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 6/11/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was BUDGET & F.R. on 6/15/2026)

Location: 8/31/2026-S. DEAD

Summary:

The Budget Act of 2026 would make appropriations for the support of state government for the 2026–27 fiscal year. This bill would amend the Budget Act of 2026 by amending a section relating to appropriations. This bill would declare that it is to take effect immediately as a Budget Bill.

Position: Support

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

Current Text: Amended: 4/16/2026 [html](#) [pdf](#)

Introduced: 2/19/2026

Last Amended: 4/16/2026

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

Location: 5/14/2026-S. DEAD

Summary:

Existing law authorizes, when a release of waste occurs and remedial action is required, a responsible party, as defined, to request a local officer to supervise the remedial action if the site is not already overseen by the Department of Toxic Substances Control or a regional water quality control board. Existing law authorizes the department or a regional water quality control board to retain or assume oversight authority from a local officer, as specified. This bill would require the State Water Resources Control Board, working jointly with the department and in consultation with the Office of Land Use and Climate Innovation, to develop guidelines for developers and for agencies overseeing development-specific site remediations and making determinations of site suitability, as provided. The bill would require the board, in conjunction with the department, to develop thresholds of significance for contaminants from different sources and for different future uses, as provided.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 1025

Introduced: 2/20/2026

Last Amended: 8/21/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 1025, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

Existing law governs the obligations of tenants and landlords. Existing law prohibits a landlord who allows an animal on the premises from advertising or establishing rental policies in a manner that requires a tenant or a potential tenant with an animal to have that animal declawed or devocalized as a condition of occupancy, as provided. This bill would require a landlord or their agent to have a pet policy or pet addendum in writing and to provide access to the property's pet policy or addendum on the property's internet website, in digital advertisements, and in information provided to a residential rental search engine, as prescribed. The bill would require a landlord or their agent to provide a written copy of the property's established pet policy or pet addendum with any rental application form. The bill would require a pet policy or pet addendum to include specified information, including a description of the rights, responsibilities, and requirements for tenant pet owners at the property. The bill would establish conditions for a landlord or their agent to substantially comply with these provisions and would specify that a nonmaterial error or omission that is corrected upon notice does not constitute a violation of these provisions. The bill would specify that it does not affect obligations or rights under state or federal law relating to service and support animals. The bill would require any landlord or their agent who charges an application fee but fails to disclose the established pet policy or pet addendum before charging the fee, and due to the landlord's or their agent's failure to disclose that information, the applicant is no longer eligible to rent the unit or declines to proceed with the application, to refund the application fee to the applicant upon request, as specified. The bill would make its provisions operative on April 1, 2027.

Position: Support

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

Current Text: Chaptered: 9/29/2026 [html](#) [pdf](#)

Chapter No.: 811

Introduced: 2/20/2026

Last Amended: 8/18/2026

Status: 9/29/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 811, Statutes of 2026.

Location: 9/29/2026-S. CHAPTERED

Summary:

Existing law provides that in a civil action brought by a plaintiff to challenge a housing development project that meets or exceeds the requirements for low- or moderate-income housing, a defendant

may seek an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant if the bringing of the action would result in preventing or delaying the project, as specified. Existing law limits the liability of the plaintiff who must furnish the undertaking to \$500,000. Existing law also permits a defendant in a civil action challenging the approval or permitting of a priority housing development project, as defined, to bring a special motion to strike the pleading. Existing law requires the court to deny the motion to strike if the court determines, based on the pleadings, affidavits, and administrative record if applicable, that the plaintiff has established a probability of prevailing on the claim. This bill would increase the above-referenced liability limit to \$1,000,000. The bill would also generally apply the above provisions to priority care developments, as defined, that provide supportive housing or other housing assistance in connection with behavioral health services and other specified purposes.

Position: Support

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

Current Text: Chaptered: 9/30/2026 [html](#) [pdf](#)

Chapter No.: 1027

Introduced: 2/20/2026

Last Amended: 8/18/2026

Status: 9/30/2026-Approved by the Governor. Chaptered by Secretary of State. Chapter 1027, Statutes of 2026.

Location: 9/30/2026-S. CHAPTERED

Summary:

Existing law requires a housing development project to be an allowed use as a transit-oriented housing development if certain requirements are met. Existing law provides that these provisions do not apply to a local agency until July 1, 2026, unless the local agency takes specified actions. Existing law defines various terms for these purposes. Existing law prohibits a local government from adopting any requirement that applies to a project solely or partially on the basis that the project is seeking approval as a transit-oriented housing development, as specified. This bill would additionally prohibit a local government with an existing or planned transit-oriented development stop from taking specified actions with respect to transit agencies and transit projects.

Position: Oppose

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

Current Text: Introduced: 2/20/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Status: 8/31/2026-Failed Deadline pursuant to Rule 61(b)(17). (Last location was APPR. SUSPENSE FILE on 5/11/2026)

Location: 8/31/2026-S. DEAD

Summary:

Existing property tax law, pursuant to constitutional authorization, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. That law provides a partial welfare exemption in the case of residential rental property used for lower income households, as specified, calculated as that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units. This bill would provide a partial welfare exemption in the case of certain residential rental property used for low- and moderate-income households. The partial exemption would be equal to that percentage of the value of the property that is equal to the percentage that the number of units serving low- and moderate-income households, as defined, represents of the total number of residential units, as provided. The bill would require an owner to make specified certifications relating to the use of the property. By expanding the duties of local tax officials, and by expanding the crime of perjury, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position: Support

Total Measures: 126

Total Tracking Forms: 126