

## HBC Full Bill List 3/6/2026

### [AB 11](#)

#### **(Lee D) The Social Housing Act.**

**Current Text:** Introduced: 12/2/2024 [html](#) [pdf](#)

**Status:** 7/17/2025-Failed Deadline pursuant to Rule 61(a)(10). (Last location was HOUSING on 6/11/2025)(May be acted upon Jan 2026)

**Location:** 7/17/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.

Organization	Position	Assigned
HBC	Watch	

### [AB 84](#)

#### **(Muratsuchi D) School accountability: Office of the Education Inspector General: school financial and performance audits: charter school authorization, oversight, funding, operations, networks, and contracting: data systems: local educational agency contractor background checks and contracting.**

**Current Text:** Amended: 9/9/2025 [html](#) [pdf](#)

**Status:** 9/12/2025-Failed Deadline pursuant to Rule 61(a)(14). (Last location was INACTIVE FILE on 9/12/2025)(May be acted upon Jan 2026)

**Location:** 9/12/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	2 year	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires county superintendents of schools to provide for an audit of all funds under their jurisdiction and control, and requires the governing board of each local educational agency to either provide for an audit of the books and accounts of the local educational agency or make arrangements with county superintendents of schools to provide for that auditing. Current law requires the governing board of each school district and each office of the county superintendent of schools to include specified provisions in their contracts for audits and requires financial and compliance audits to be performed in accordance with specified standards. If the governing board of a school district has entered into a contract for an independent audit of its financial statements and the audited financial statements have not been filed with the county superintendent of schools on or before a specified due date, current law authorizes the county superintendent of schools to, among other things, investigate the causes for the delay, as provided. This bill would expressly apply the above-described provisions to educational joint powers authorities and charter schools. The bill, among other things, would require those financial and compliance audits of local educational agencies to be conducted in accordance with specified filing deadlines and would revise requirements regarding which entity is responsible for providing an audit if a local educational agency has not provided for an audit of their respective books and accounts to include the Controller or a chartering authority, as provided. The bill would require, instead of authorize, a county superintendent of schools to investigate the causes for an above-described delay.

Organization	Position	Assigned
HBC	Oppose	

**Notes:** 7.28.25 HBC letter to Sen. Approps  
6.19.25 HBC letter to Sen. Ed

### [AB 259](#)

#### **(Rubio, Blanca D) Open meetings: local agencies: teleconferences.**

**Current Text:** Amended: 4/21/2025 [html](#) [pdf](#)

**Status:** 7/17/2025-Failed Deadline pursuant to Rule 61(a)(10). (Last location was JUD. on 5/14/2025) (May be acted upon Jan 2026)

**Location:** 7/17/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. Current law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly

identified on the agenda that is open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, and the legislative body complies with prescribed requirements. Current law requires a member to satisfy specified requirements to participate in a meeting remotely pursuant to these alternative teleconferencing provisions, including that specified circumstances apply. Current law establishes limits on the number of meetings a member may participate in solely by teleconference from a remote location pursuant to these alternative teleconferencing provisions, including prohibiting such participation for more than 2 meetings per year if the legislative body regularly meets once per month or less. This bill would extend the alternative teleconferencing procedures until January 1, 2030.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

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

**Current Text:** Amended: 6/23/2025 [html](#) [pdf](#)

**Status:** 6/23/2025-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.

**Location:** 4/23/2025-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Current law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from October 1, 2025, to June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

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

**Current Text:** Amended: 5/5/2025 [html](#) [pdf](#)

**Status:** 5/20/2025-In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 5/20/2025-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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 exempts from its requirements various projects, including, but not limited to, housing projects that meet certain requirements. This bill would exempt from the requirements of CEQA a housing development project, as defined, that meets certain conditions relating to, for example, size, density, and location, including specific requirements for any housing on the project site located within 500 feet of a freeway. The bill would require a local government, as a condition of approval for the development, to require the development proponent to complete a specified environmental assessment regarding hazardous substance releases. If a recognized environmental condition is found, the bill would require the development proponent to complete a preliminary endangerment assessment and specified mitigation based on that assessment. Because a lead agency would be required to determine whether a housing development project qualifies for this exemption, the bill would impose a state-mandated local program.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

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

**Current Text:** Amended: 4/10/2025 [html](#) [pdf](#)

**Status:** 6/4/2025-In Senate. Read first time. To Com. on RLS. for assignment.





jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address homelessness challenges, as specified. Current law also establishes the Department of Housing and Community Development in the agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the Housing for a Healthy California Program, and the California Emergency Solutions Grants Program. This bill would enact the California Housing Justice Act of 2025, which would require the department to create, by January 1, 2028, and in collaboration with specified entities, including local entities, finance plans to solve homelessness and to solve the housing unaffordability crisis, and related statewide performance metrics.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1276 (Carrillo D) Housing developments: ordinances, policies, and standards.**

**Current Text:** Amended: 7/14/2025 [html](#) [pdf](#)

**Status:** 8/29/2025-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/25/2025)(May be acted upon Jan 2026)

**Location:** 8/28/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	Policy	2 year	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The act provides that for its purposes, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines "ordinances, policies, and standards" to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. This bill would include in the definition of "ordinances, policies, and standards" materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1557 (Papan D) Vehicles: electric bicycles.**

**Current Text:** Introduced: 1/8/2026 [html](#) [pdf](#)

**Status:** 2/2/2026-Referred to Com. on TRANS.

**Location:** 2/2/2026-A. TRANS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power. This bill would clarify that an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor that is not capable of exceeding 750 watts of peak power.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1569 (Davies R) Pupil safety: electric bicycle parking: safety program.**

**Current Text:** Introduced: 1/12/2026 [html](#) [pdf](#)

**Status:** 2/9/2026-Referred to Coms. on ED. and TRANS.

**Location:** 2/9/2026-A. ED.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law prohibits a person from driving or parking a vehicle or animal upon the driveways, paths, parking facilities, or grounds of specific public entities, including a public school or an educational institution exempted, in whole or in part, from taxation, except with the permission of, and subject to any condition or regulation that may be imposed by, the governing body of the specified public entity. Current law authorizes a public agency to adopt rules or regulations to restrict, or specify the conditions for, the use of bicycles, motorized bicycles, electric bicycles, skateboards, electrically



**Location:** 2/2/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered	
1st House				2nd House				Conf. Conc.				

**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, except as specified. 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.

Organization	Position	Assigned
HBC	Watch	

**[AB 1623](#) (Davies R) Planning and zoning: regional housing needs allocation and annual report: student housing quarters.**

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

**Status:** 2/2/2026-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/2/2026-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered	
1st House				2nd House				Conf. Conc.				

**Summary:** The Planning and Zoning Law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Under current law, a part of the housing element is an assessment of housing needs, which includes the locality's share of the regional housing need. Under current law, the appropriate council of governments, or for cities and counties without a council of governments, the Department of Housing and Community Development, adopts a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. Current law authorizes a local government to conduct a review or appeal regarding allocation data provided by the department or the council of governments regarding, among other things, the locality's share of the regional housing need. This bill would require certain types of student housing quarters, as determined by the department, that are built within the jurisdiction of a local government, as defined, regardless of whether they have been issued a completed entitlement, a building permit, or a certificate of occupancy, to count toward a local government's share of the locality's lower income regional housing needs allocation.

Organization	Position	Assigned
HBC	Watch	

**[AB 1674](#) (Ahrens D) Food Affordability Act.**

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

**Status:** 3/2/2026-Referred to Coms. on AGRI. and H. & C.D.

**Location:** 3/2/2026-A. AGRI.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered	
1st House				2nd House				Conf. Conc.				

**Summary:** Current law creates the Office of Farm to Fork within the Department of Food and Agriculture, and requires the office, to the extent that resources are available, to work with various entities, as prescribed, to increase the amount of agricultural products available to underserved communities and schools in the state. Current law requires the office, among other things, to identify distribution barriers that affect limited food access and work to overcome those barriers through various actions and to coordinate with school districts and representatives to increase the nutritional profile of foods provided in schools. This bill, the Food Affordability Act, would create the Food Desert Elimination Grant Program under the administration of the department to expand access to healthy foods in food deserts, as defined, and areas at risk of becoming food deserts, by providing grants to developers and grocery store operators, as specified. The bill would create the Food Desert Elimination Fund and would authorize the department, upon appropriation by the Legislature, to expend moneys in the fund for the purpose of the program. The bill would authorize the department to collect nonstate, federal, and private moneys for the purpose of the program, require those moneys to be deposited into the California Equitable Food Access Account within the Food Desert Elimination Fund, which the bill would create, and continuously appropriate those moneys to the department for the purpose of the program. The bill would authorize the department to award grants for specified purposes to developers or grocery store operators seeking to locate grocery stores in food deserts or to existing grocery stores located in food deserts.

Organization	Position	Assigned
HBC	Watch	

**AB 1693 (Zbur D) Accelerated retailer building plan approval: tenant improvements.**

**Current Text:** Introduced: 2/3/2026 [html](#) [pdf](#)

**Status:** 2/4/2026-From printer. May be heard in committee March 6.

**Location:** 2/3/2026-A. PRINT

<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Conf. Conc.</b>	<b>Enrolled</b>	<b>Vetoed</b>	<b>Chaptered</b>
1st House				2nd House							

**Summary:** The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Current law authorizes local governments to enact ordinances or regulations that make building standards amendments to the California Building Standards Code, as specified. Current law establishes a streamlined approval process for a local permit for a tenant improvement related to a restaurant, as defined. This bill would establish a similar streamlined approval process for a local permit for a tenant improvement relating to a retailer, as defined. In this regard, the bill would require a local building department, upon the request and at the expense of the permit applicant, to allow a qualified professional certifier, defined as a licensed architect or engineer who meets certain requirements, to certify that the plans and specifications of the tenant improvement comply with all applicable building, health, and safety codes, as specified. The bill would require a qualified professional certifier, or the applicant, as applicable, to prepare certain affidavits related to the tenant improvement under penalty of perjury. The bill would require the local building department to approve or deny the permit application within 20 business days of receiving a complete application and would deem the plan approved for permitting purposes if the local building department does not approve or deny the application within that timeframe. The bill would also authorize the applicant to resubmit corrected plans addressing the deficiencies identified in the initial denial, would limit the local building department’s review of each subsequent resubmission to the deficiencies identified in the initial denial, and would require the local building department to approve or deny each subsequent resubmission within 10 business days of receipt.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**AB 1708 (Solache D) Homeless Housing, Assistance, and Prevention program: round 7.**

**Current Text:** Introduced: 2/4/2026 [html](#) [pdf](#)

**Status:** 2/23/2026-Referred to Coms. on H. & C.D. and HUM. S.

**Location:** 2/23/2026-A. H. & C.D.

<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Conf. Conc.</b>	<b>Enrolled</b>	<b>Vetoed</b>	<b>Chaptered</b>
1st House				2nd House							

**Summary:** Current 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. Current 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. Current law establishes round 7 of the program and states the intent of the Legislature to enact future legislation that specifies the parameters, as specified. Current law, effective July 1, 2026, appropriates \$500,000,000, as specified, provided that these funds be disbursed in accordance with specified requirements, including that funds from this appropriation be disbursed to a city, county, tribe, or continuum of care for round 7 of the program after a declaration by the director of the department, in consultation with the Director of Finance, that the department has substantially completed its initial disbursement of round 6 funds to the city, county, tribe, or continuum of care and that the city, county, tribe, or continuum of care has obligated at least 50% of its total round 6 award. Current law requires the department, during the 2025–26 fiscal year, to prepare to administer round 7 of the program with the goal that initial round 7 disbursements will be available to grantees meeting the statutory provisions for disbursement beginning September 1, 2026, as specified. This bill would require a continuum of care receiving funding pursuant to round 7, as described above, to allocate funds to a smaller jurisdiction, defined as a city with a population under 300,000.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**AB 1710 (Carrillo D) Housing developments: ordinances, policies, and standards.**

**Current Text:** Introduced: 2/4/2026 [html](#) [pdf](#)

**Status:** 2/23/2026-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/23/2026-A. H. & C.D.

<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Desk</b>	<b>Policy</b>	<b>Fiscal</b>	<b>Floor</b>	<b>Conf. Conc.</b>	<b>Enrolled</b>	<b>Vetoed</b>	<b>Chaptered</b>
1st House				2nd House							

**Summary:** The Housing Accountability Act states that it shall not be construed to prohibit a local agency from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need, except as provided. The act further provides that for its purposes, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines "ordinances, policies, and standards" to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. This bill would include in the definition of "ordinances, policies, and standards" materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

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

**Current Text:** Introduced: 2/5/2026 [html](#) [pdf](#)

**Status:** 2/23/2026- Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/23/2026-A. H. & C.D.

Desk	<b>Policy</b>	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires the building department of every city or county to enforce 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. Current law, in the event of nonenforcement of the provisions of the State Housing Law, the State Building Standards Code, and the other rules and regulations promulgated pursuant to the State Housing Law, requires the Department of Housing and Community Development (HCD) to enforce these provisions, as provided. Current law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, 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. Current 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 to offer a homeowner 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 July 1, 2027, as provided. The bill would apply the above-described immunities to remote inspections. The bill would authorize these local agencies, at their discretion, to set up a process to perform onsite audits to confirm that a homeowner accurately represented the work subject to the remote inspection and to temporarily ban the homeowner from using the remote inspection if the homeowner is found to have willfully misrepresented the work, as provided.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

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

**Current Text:** Introduced: 2/9/2026 [html](#) [pdf](#)

**Status:** 2/23/2026- Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/23/2026-A. H. & C.D.

Desk	<b>Policy</b>	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**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. 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. The Starter Home Revitalization Act of 2021 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 housing 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 parcel map or a tentative and final map for a townhome development project that meets all of specified requirements, including that the proposed subdivision will result in parcels and residential units that will meet prescribed densities and that the newly created parcels are no smaller than 600 square feet. The act would define "townhome" for these purposes to mean a single-family dwelling unit that is less than or equal to 3 stories of occupiable square footage and shares a common wall, as specified, or is separated from one or more neighboring units by an air gap, and would define "townhome development project" to mean a housing development project consisting entirely of residential dwelling units that satisfy this definition of townhome.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1752**      **(Lackey R) Eminent domain: appraisals.**

**Current Text:** Introduced: 2/9/2026 [html](#) [pdf](#)  
**Status:** 2/23/2026-Referred to Com. on JUD.  
**Location:** 2/23/2026-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Eminent Domain Law, authorizes a public entity to exercise the power of eminent domain to acquire property for a public use, as specified. Current law entitles the owner of a property acquired by eminent domain to specified compensation. Current law requires a public entity to pay reasonable costs, not to exceed \$5,000 of an independent appraisal ordered by the owner of a property that the public entity offers to purchase under the threat of eminent domain. This bill would require a public entity that offers to purchase property under a threat of eminent domain related to specified purposes to pay the full reasonable costs of an independent appraisal ordered by the owner.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1771**      **(Alvarez D) State Housing Law: apartment houses.**

**Current Text:** Introduced: 2/9/2026 [html](#) [pdf](#)  
**Status:** 2/23/2026-Referred to Com. on H. & C.D.  
**Location:** 2/23/2026-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The State Housing Law establishes statewide building standards relating to occupancy, use, and maintenance of hotels, motels, lodging houses, apartment houses, and dwellings, and authorizes the Department of Housing and Community Development to adopt rules and regulations for this purpose. Pursuant to that authority, current law requires a manager or other responsible person to reside upon the premises and have charge of every apartment house in which there are 16 or more apartments, as specified. This bill would prohibit a state or local entity from requiring a manager or other caretaker to reside upon the premises of an apartment house and would require the department to update its regulations, as specified.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**AB 1786**      **(Harabedian D) Public contracts: best value construction contracting for counties, cities, and joint powers authorities.**

**Current Text:** Introduced: 2/10/2026 [html](#) [pdf](#)  
**Status:** 2/23/2026-Referred to Com. on L. GOV.  
**Location:** 2/23/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current 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. Current 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. Current law establishes procedures and criteria for the selection of a best value contractor and requires that bidders verify specified information under oath. Current law requires the



information in that bid or offer. This bill would require a contractor, as a condition of submitting a bid to a local agency, as specified, to fully disclose any history of wage-and-hour violations and provide supporting documentation, as described. The bill would authorize a contractor that fails to provide the required disclosures and supporting materials to be disqualified from the bid.

**Organization**      **Position**                      **Assigned**  
HBC                      Watch

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

**Current Text:** Introduced: 2/11/2026      [html](#)      [pdf](#)

**Status:** 2/23/2026-Referred to Coms. on L. & E. and JUD.

**Location:** 2/23/2026-A. L. & E.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current 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. Current 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. Current 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. Current 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. Current 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 the committee to bring an action against an awarding body, contractor, or subcontractor that willfully denies the committee’s representative reasonable access.

**Organization**      **Position**                      **Assigned**  
HBC                      Watch

**AB 1914**      **(Schiavo D) General plan elements: childcare.**

**Current Text:** Introduced: 2/12/2026      [html](#)      [pdf](#)

**Status:** 3/2/2026-Referred to Coms. on L. GOV. and HUM. S.

**Location:** 3/2/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a land use, circulation, housing, safety, and environmental justice element. Current law requires a city or county to update its general plan elements subject to certain criteria and timelines. This bill would require a city or county, upon the next update of 2 or more of the elements included in the general plan on or after January 1, 2028, to review and update the land use, circulation, housing, and environmental justice elements, and any other element, where appropriate, to address the childcare needs of the jurisdiction. The bill would require the elements to be reviewed and updated to reflect the goal of ensuring every family has access to quality, convenient, safe, and affordable childcare, as specified.

**Organization**      **Position**                      **Assigned**  
HBC                      Watch

**AB 1938**      **(Irwin D) Coastal recreation: designated state surfing reserves.**

**Current Text:** Introduced: 2/13/2026      [html](#)      [pdf](#)

**Status:** 2/14/2026-From printer. May be heard in committee March 16.

**Location:** 2/13/2026-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Coastal Act of 1976 requires oceanfront land suitable for recreational use to be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. The California Ocean Protection Act establishes the Ocean Protection Council and provides that the purpose of the act is to integrate and coordinate the state’s laws and institutions responsible for protecting and conserving ocean resources, including coastal



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

**Current Text:** Introduced: 2/17/2026 [html](#) [pdf](#)

**Status:** 2/18/2026-From printer. May be heard in committee March 20.

**Location:** 2/17/2026-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**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. Current 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.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**AB 2024 (Nguyen D) Outdoor advertising displays.**

**Current Text:** Introduced: 2/17/2026 [html](#) [pdf](#)

**Status:** 2/18/2026-From printer. May be heard in committee March 20.

**Location:** 2/17/2026-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The Outdoor Advertising Act provides for the regulation by the Department of Transportation of advertising displays, as defined, within view of public highways. The act states that the department's regulation of the placing of advertising displays in unincorporated areas is exclusive of all other regulations, as specified. This bill would make nonsubstantive changes to that provision.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**AB 2099 (González, Mark D) Advertising displays: customary maintenance.**

**Current Text:** Introduced: 2/18/2026 [html](#) [pdf](#)

**Status:** 3/2/2026-Referred to Com. on G.O.

**Location:** 3/2/2026-A. G.O.

Desk	<b>Policy</b>	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The Outdoor Advertising Act regulates placement of advertising displays adjacent to and within specified distances of highways that are part of the national system of interstate and defense highways and federal-aid highways. The act prohibits limitations on the customary maintenance of a lawfully erected advertising display within the state by any governmental entity without payment of compensation, as specified. This bill would authorize, as part of customary maintenance, an activity performed for the purpose of maintaining an advertising display in its existing physical configuration, including, but not limited to, replacing structural members and using stronger materials, as specified.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

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

**Current Text:** Introduced: 2/18/2026 [html](#) [pdf](#)

**Status:** 2/19/2026-From printer. May be heard in committee March 21.

**Location:** 2/18/2026-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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. Current 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 in a housing development project.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

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

**Current Text:** Introduced: 2/19/2026 [html](#) [pdf](#)

**Status:** 3/2/2026-Referred to Com. on L. GOV.

**Location:** 3/2/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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. Current 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.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**[AB 2284](#) (Dixon R) Vehicles: electric bicycles.**

**Current Text:** Introduced: 2/19/2026 [html](#) [pdf](#)

**Status:** 2/20/2026-From printer. May be heard in committee March 22.

**Location:** 2/19/2026-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Department of the California Highway Patrol to develop, on or before September 1, 2023, statewide safety and training programs based on evidence-based practices for users of electric bicycles, as defined, including, but not limited to, general electric bicycle riding safety, emergency maneuver skills, rules of the road, and laws pertaining to electric bicycles. This bill would require, on or before June 1, 2027, the department, in partnership with biking nonprofit groups, to compile a list of electric bicycles and electric bicycle products that do not comply with statutory and regulatory requirements for the labeling or advertising of electric bicycles or electric bicycle products. The bill would require the department to make the list available on its internet website and to update the list and internet website, when necessary.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**[AB 2295](#) (Johnson R) Regional housing need: affordable housing.**

**Current Text:** Introduced: 2/19/2026 [html](#) [pdf](#)

**Status:** 2/20/2026-From printer. May be heard in committee March 22.

**Location:** 2/19/2026-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires each council of governments, or delegate subregion as applicable, to develop and adopt a methodology for distributing the existing and projected regional housing need to







minimum of \$200,000 to each city, regardless of its population size, in the 2027–28 fiscal year and each fiscal year thereafter.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**SB 35 (Umberg D) Alcohol and drug programs.**

**Current Text:** Amended: 7/17/2025 [html](#) [pdf](#)

**Status:** 8/28/2025-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/20/2025)(May be acted upon Jan 2026)

**Location:** 8/28/2025-A. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	Policy	2 year	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law provides for the licensure and regulation of adult alcohol or other drug recovery or treatment facilities by the State Department of Public Health and prohibits the operation of one of those facilities without a current valid license. Current law requires the department, if a facility is alleged to be in violation of that prohibition, to conduct a site visit to investigate the allegation. Current law requires, if the department’s employee or agent finds evidence that the facility is providing services without a license, the employee or agent to take specified actions, including, among others, submitting the findings of the investigation to the department and issuing a written notice to the facility that includes the date by which the facility is required to cease providing services. This bill would require the department, if it determines it has jurisdiction over the allegation, to initiate that investigation within 10 days of receiving the allegation and, except as specified, complete the investigation within 60 days of initiating the investigation. The bill would require the department, if it receives a complaint that does not fall under its jurisdiction, to notify the complainant that it does not investigate that type of complaint. The bill would require the employee or agent to provide the notice described above within 10 days of the employee or agency submitting their findings to the department and to conduct a followup site visit to determine whether the facility has ceased providing services as required. The bill would authorize, in counties that elect to administer the Drug Medi-Cal organized delivery system and that provide optional recovery housing services, the county behavioral health agency to request approval from the department to conduct a site visit of a recovery residence that is alleged to be operating without a license.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Support	

**Notes:** 8.14.25 HBC letter to Asm. Approps  
7.3.25 HBC letter to Asm. Health

**SB 149 (Committee on Budget and Fiscal Review) Public resources trailer bill.**

**Current Text:** Amended: 9/9/2025 [html](#) [pdf](#)

**Status:** 9/12/2025-Re-referred to Com. on BUDGET pursuant to Assembly Rule 97.

**Location:** 9/12/2025-A. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, until January 1, 2030, generally prohibits a person from possessing, importing, shipping, or transporting in the state, or from placing, planting, or causing to be placed or planted in any water within the state, dreissenid mussels, and authorizes the Director of Fish and Wildlife or the director’s designee to engage in various enforcement activities with regard to dreissenid mussels. Current law requires any person, or federal, state, or local agency, district, or authority that owns or manages a reservoir, as defined, where recreational, boating, or fishing activities are permitted, except as specified, to develop and implement a program designed to prevent the introduction of nonnative dreissenid mussel species, as provided. Under current law, except as otherwise provided, any violation of the Fish and Game Code, or of any rule, regulation, or order made or adopted under the code, is a crime. This bill would expand the scope of the above-described provisions relating to dreissenid mussels to instead apply to invasive mussels, defined to mean any nonnative detrimental mussel species, as provided.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**SB 154 (Committee on Budget and Fiscal Review) Greenhouse gases: climate corporate accountability: climate-related financial risk: regulations: California Environmental Quality Act exemption.**

**Current Text:** Amended: 9/8/2025 [html](#) [pdf](#)

**Status:** 9/13/2025-Re-referred to Com. on BUDGET pursuant to Assembly Rule 97.

**Location:** 9/13/2025-A. BUDGET

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Environmental Quality Act (CEQA) requires a lead agency to prepare a





the extinguishment of junior interests.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 457**      **(Becker D) Housing element compliance: committed assistance: in-kind services.**

**Current Text:** Amended: 1/8/2026      [html](#)      [pdf](#)

**Status:** 1/26/2026-Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 1/26/2026-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires that the housing element of a city or county sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals of the housing element, as provided. Current law authorizes the Department of Housing and Community Development to allow a city or county to substitute the provision of units pursuant to this schedule of actions if the community includes in its housing element a program committing the local government to provide specified units that will be made available through the provision of committed assistance to lower income households at affordable housing costs or rents, as defined. Current law requires a unit to meet specified requirements to qualify for inclusion in the program. Existing law defines "committed assistance" for these purposes to mean that the city or county enters into a legally enforceable agreement during a specified time period that obligates sufficient available funds or other in-kind services to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within 2 years of the execution of the agreement. This bill would define "in-kind services" for these purposes.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 479**      **(Arreguín D) Homeless adult and family multidisciplinary personnel teams.**

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

**Status:** 1/26/2026-Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 1/26/2026-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes a county to establish a homeless adult and family multidisciplinary personnel team with the goal of facilitating the expedited identification, assessment, and linkage of homeless individuals to housing and supportive services within that county, and to allow provider agencies and members of the personnel team to share confidential information for the purpose of coordinating housing and supportive services to ensure continuity of care. Current law requires the sharing of confidential information to be governed by protocols developed in each county describing how and what information may be shared by the homeless adult and family multidisciplinary personnel team, and requires each county to provide a copy of its protocols to the State Department of Social Services. This bill would additionally authorize a city that is designated as a local health jurisdiction to similarly establish a homeless adult and family multidisciplinary personnel team.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

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

**Current Text:** Amended: 1/8/2026      [html](#)      [pdf](#)

**Status:** 1/26/2026-Read third time. Passed. (Ayes 24. Noes 10.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 1/26/2026-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires that a housing development project, as defined, within a specified distance of a transit-oriented development (TOD) stop, as defined, 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 certain applicable requirements, as provided. Among these requirements, current law establishes requirements concerning height limits, density, and residential floor area ratio in accordance with a development's proximity to specified tiers of TOD stops, as provided, and requires a development to meet specified labor standards that require that a specified affidavit be signed under penalty of perjury, under specified circumstances. Current law specifies that a development proposed pursuant to these provisions is eligible for streamlined, ministerial approval, as provided. Current law defines, among other terms, the term "high-frequency commuter rail" for



**Summary:** Current law requires that a housing development project, as defined, within a specified distance of a transit-oriented development stop, as defined, 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 certain, applicable requirements, as provided. Among these requirements, current law prohibits a proposed development under these provisions from being located on sites where the development would require demolition of housing, or that was previously used for housing, that is subject to rent or price controls, as provided. This bill would additionally prohibit the development from being located on an existing parcel of land or site governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act. This bill contains other related provisions.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 866**      **(Blakespear D) Emergency and interim shelters.**

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

**Status:** 2/11/2026-Referred to Com. on RLS.

**Location:** 1/5/2026-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes a governing body to declare a shelter crisis, as specified, and to take such action as is necessary to carry out the provisions relating to shelter crises, upon a finding by that governing body that a significant number of persons within the jurisdiction of the governing body are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those persons. Current law authorizes a political subdivision, upon a declaration described above, to allow persons unable to obtain housing to occupy designated public facilities during the duration of the state of emergency. This bill would state the intent of the Legislature to enact the Emergency and Interim Shelter Capacity Act.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 874**      **(Weber Pierson D) Voter identification.**

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

**Status:** 2/11/2026-Referred to Com. on RLS.

**Location:** 1/6/2026-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation relating to voter identification requirements.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 909**      **(Smallwood-Cuevas D) Public works.**

**Current Text:** Introduced: 1/26/2026 [html](#) [pdf](#)

**Status:** 2/11/2026-Referred to Coms. on L., P.E. & R. and JUD.

**Location:** 2/11/2026-S. L., P.E. & R.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current 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 and imposes misdemeanor penalties for a willful violation of this requirement. Current law defines "public works" for the purposes of regulating public 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. Current law generally requires a contractor or subcontractor to be registered with the Department of Industrial Relations to be qualified to bid on, be listed in a bid proposal, or engage in the performance of any public work contract. Current law requires a contractor or subcontractor to meet specific conditions to qualify for this registration, including that a contractor or subcontractor pay an initial application fee and an annual renewal fee set by the Director of Industrial Relations. Current law authorizes the department to establish and adjust annual registration and renewal fees up to \$800 by publishing the fees on the department's internet website. This bill would exempt the establishment and adjustment of those fees from the Administrative Procedure Act and would remove the \$800 fee limit.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 922**      **(Laird D) Vehicles: local agency charges: use of streets or highways.**

**Current Text:** Introduced: 1/28/2026 [html](#) [pdf](#)

**Status:** 3/5/2026-Set for hearing March 18.

**Location:** 2/11/2026-S. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law prohibits a local agency from imposing a tax, permit fee, or other charge for the privilege of using its streets or highways, other than a permit fee for an extralegal load unless the local agency had imposed the fee prior to June 1, 1989. This bill would expressly limit this prohibition to charges based on weight. The bill would also explicitly state that a fee, charge, or surcharge imposed by or for a local agency to recover the cost of street maintenance and repair and other costs associated with the use of its streets, roads, or highways to provide public services or public works is not a tax, permit fee, or other charge that is prohibited by the provision above.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**[SB 926](#)**

**(Strickland R) Public safety: funding.**

**Current Text:** Introduced: 1/29/2026 [html](#) [pdf](#)

**Status:** 2/11/2026-Referred to Com. on RLS.

**Location:** 1/29/2026-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law generally provides financial support for cities and counties to provide public safety services, including, among other funding, moneys allocated through the Local Revenue Fund 2011 and its accounts. This bill would state the intent of the Legislature to enact legislation to provide cities and counties funding to support public safety services and pay public safety services costs.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**[SB 967](#)**

**(Blakespear D) Planning and zoning: housing element: housing units: acutely low income households.**

**Current Text:** Introduced: 2/3/2026 [html](#) [pdf](#)

**Status:** 2/11/2026-Referred to Com. on HOUSING.

**Location:** 2/11/2026-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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 that county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, current law requires the Department of Housing and Community Development to determine the current and projected need for housing for each region, as provided, and requires the appropriate council of governments, or for cities and counties without a council of governments, the department, to adopt a final regional housing need plan allocating a share of the regional housing need to each city, county, or city and county, as provided. Current law requires a city or county to provide by April 1 of each year an annual report to, among other entities, the department that includes, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified. This bill would define "housing unit" for the 7th and subsequent revisions of the housing element, with respect to acutely low income households, to mean a house, an apartment, a modular home, a mobilehome or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters, as specified.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**[SB 979](#)**

**(Strickland R) Planning and zoning: housing element: regional housing needs allocation: judicial review.**

**Current Text:** Introduced: 2/4/2026 [html](#) [pdf](#)

**Status:** 2/11/2026-Referred to Coms. on HOUSING, JUD., and APPR.

**Location:** 2/11/2026-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. Current law requires the council of governments or delegate subregion, as applicable, to adopt a final regional housing needs plan that allocates a share of the regional housing need to each city, county, or city and county. Current law requires each council of governments and delegate subregion to distribute a draft allocation of regional housing needs to each

local government in the region or subregion. Current law authorizes a local government within the region or the delegate subregion or the department to appeal to the council of governments or the delegate subregion for a revision of the share of the regional housing need proposed to be allocated to one or more local governments, as specified. Current law requires the council of governments or the delegate subregion to make a final determination that either accepts, rejects, or modifies each appeal, as provided. This bill would provide that the final determination by the council of governments or the delegate subregion is subject to judicial review, as specified.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 994**      **(Cabaldon D) Local government: nondisclosure agreements.**

**Current Text:** Introduced: 2/5/2026      [html](#)      [pdf](#)

**Status:** 2/18/2026-Referred to Coms. on JUD. and L. GOV.

**Location:** 2/18/2026-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The legislative code of ethics prohibits Members of the Legislature from entering into, or requesting that another party enter into, a nondisclosure agreement relating to the drafting, negotiation, or discussion of proposed legislation. Current law also makes any nondisclosure agreement relating to the drafting, negotiation, or discussion of proposed legislation entered into after January 1, 2026, void and unenforceable. Current law provides an exception for nondisclosure agreements, or portions thereof, that prevent only the disclosure of trade secrets, financial information, or proprietary information, as specified. This bill would prohibit a local government official acting in their official capacity from entering into, or requesting that another individual enter into, a nondisclosure agreement relating to public business that precludes their ability to share information with fellow local government officials serving on the same council, board, commission, district, or agency. The bill would require a local government official in violation of that provision to, among other things, disclose the existence of the nondisclosure agreement, as specified, and would provide that these requirements imposed on a local government official also apply to a local government official acting in their official capacity who entered into, or requested that another individual enter into, a nondisclosure agreement described above before January 1, 2027. By imposing additional duties on local government officials, the bill would impose a state-mandated local program. The bill would also make any nondisclosure agreement relating to public business that precludes the ability of a local government official to share information with fellow local government officials serving on the same council, board, commission, district, or agency and that is entered into after January 1, 2027, void and unenforceable.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 1014**      **(Grayson D) Development projects: onsite and offsite improvements.**

**Current Text:** Introduced: 2/10/2026      [html](#)      [pdf](#)

**Status:** 2/18/2026-Referred to Coms. on L. GOV. and HOUSING.

**Location:** 2/18/2026-S. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Permit Streamlining Act 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. Current law requires a public agency, not later than 30 calendar days after receiving an application for a development project, to determine in writing whether the application is complete and to immediately transmit the determination to the applicant for the development project. This bill would require a city, county, or city and county, within 30 days of receipt of a preliminary application, or if a preliminary application is not submitted, within 30 days of receipt of an application for a housing development project, to provide a list to the development proponent of any required onsite or offsite improvements and an estimate of the cost for those onsite or offsite improvements.

**Organization**      **Position**      **Assigned**  
HBC                      Watch

**SB 1036**      **(Grayson D) Mitigation Fee Act.**

**Current Text:** Introduced: 2/11/2026      [html](#)      [pdf](#)

**Status:** 2/18/2026-Referred to Com. on L. GOV.

**Location:** 2/18/2026-S. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Mitigation Fee Act imposes various requirements with respect to the establishment,





information for a postentitlement phase permit, and (2) an example of a complete, approved application and an example of a complete set of postentitlement phase permits. Existing law also requires a local agency to post examples for specified types of housing development projects, including, but not limited to, an accessory dwelling unit, duplex, multifamily, mixed-use, and townhome. Existing law requires a local agency to consider ministerially a proposed housing development containing no more than 2 residential units within a single-family residential zone if the housing development meets certain requirements. This bill, commencing on January 1, 2028, would revise the posting requirement to additionally require a local agency to post examples for a junior accessory dwelling unit and a housing development project that the local agency has ministerially approved pursuant to the above-described process. By increasing duties on a local agency, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
HBC	Watch	

**Total Measures: 83**

**Total Tracking Forms: 83**