

## HBC Full Bill List 4/10/2026

**[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.

**Location:** 6/4/2025-S. RLS.

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

**Summary:** Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds 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.

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

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

**Current Text:** Amended: 6/10/2025 [html](#) [pdf](#)

**Status:** 7/17/2025-Failed Deadline pursuant to Rule 61(a)(10). (Last location was JUD. on 6/24/2025) (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:** Current law requires a city or county that receives a complaint from an occupant of a homeless shelter, as defined, or an agent of an occupant, alleging that a homeless shelter is substandard to inspect the homeless shelter, as specified. Current law requires a city or county that determines a homeless shelter is substandard to issue a notice to correct the violation to the owner or operator of the homeless shelter, as specified. Current law makes the owner or operator of a homeless shelter responsible for correcting any violation cited pursuant to these provisions. This bill would require a city or county to additionally perform an annual inspection of every homeless shelter located in its jurisdiction, as prescribed. The bill would authorize the above-described inspection or annual inspection to be announced or unannounced. The bill would require homeless shelters to prominently display notice of an occupant's rights, the process for reporting a complaint alleging a homeless shelter is substandard, and prescribed information, including specified contact information. The bill would require the homeless shelter to provide the same notice in writing to new occupants upon intake.

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

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

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

**Status:** 8/28/2025-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. on 7/2/2025) (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 Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Current law requires the housing element to include, among other things, an inventory of land suitable and available for residential development, including specified sites, an analysis of the relationship of zoning and public facilities and services to these sites (first analysis), and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing (2nd analysis). This bill would remove the requirement on cities and counties to include the 2nd analysis in their housing elements.

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

**AB 942**      **(Calderon D) Electricity: climate credits.**

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

**Status:** 8/29/2025-From committee: Do pass and re-refer to Com. on RLS. (Ayes 5. Noes 2.) (August 29). Re-referred to Com. on RLS.

**Location:** 8/29/2025-S. RLS.

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

**Summary:** Current law vests the Public Utilities Commission (PUC) with regulatory authority over public utilities, including electrical corporations. Current law requires the PUC to continue a program of assistance to low-income electric and gas customers with annual household incomes that are no greater than 200% of the federal poverty guidelines, as specified, which is referred to as the California Alternate Rates for Energy (CARE) program. Current law also requires the PUC to continue a program of assistance to residential customers of the state's 3 largest electrical corporations consisting of



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:** Amended: 3/16/2026 [html](#) [pdf](#)

**Status:** 4/1/2026-In committee: Hearing postponed by committee.

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

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

**Summary:** Existing 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. Existing law classifies electric bicycles into 3 classes with different restrictions. Existing law defines a "class 1 electric bicycle" as a bicycle equipped with a motor that provides assistance only when the rider is pedaling, that is not capable of exclusively propelling the bicycle, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. Existing law defines a "class 2 electric bicycle" as a bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour. Existing law defines a "class 3 electric bicycle" as a bicycle equipped with a speedometer and a motor that, in pertinent part, provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. A violation of the Vehicle Code is a crime. This bill would instead define a class 1 electric bicycle as a bicycle equipped with a motor that provides assistance only when the rider is pedaling, that is not capable of exclusively propelling the bicycle, and that ceases to provide assistance when the bicycle reaches the speed of 16 miles per hour. The bill would define a class 2 electric bicycle as a bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 16 miles per hour. The bill would provide that, notwithstanding these definitions, an electric bicycle manufactured prior to January 1, 2027, that was equipped with a motor that is not capable of exceeding 750 watts of peak power and otherwise met the legal requirements for the relevant class at the time of manufacture shall retain its classification. The bill would prohibit a manufacturer from equipping, and a retailer from offering for sale or advertising, any device labeled as an electric bicycle



**Notes:** 3.25.26 HBC Letter to Asm. Transportation

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

**Current Text:** Amended: 3/4/2026 [html](#) [pdf](#)

**Status:** 4/8/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 12. Noes 0.) (April 8). Re-referred to Com. on APPR.

**Location:** 4/8/2026-A. APPR.

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

**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.

<b>Organization</b>	<b>Position</b>	<b>Assigned</b>
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. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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.

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

**AB 1674 (Ahrens D) Food Affordability Act.**

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

**Status:** 4/7/2026-In committee: Set, first hearing. Hearing canceled at the request of author.

**Location:** 3/25/2026-A. H. & C.D.

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

**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,



Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	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 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 1738 (Carrillo D) State Housing Law: remote inspections.**

**Current Text:** Amended: 3/26/2026 [html](#) [pdf](#)

**Status:** 4/6/2026-Re-referred to Com. on L. GOV.

**Location:** 3/25/2026-A. L. GOV.

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

**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 to offer a homeowner or contractor 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.

**Organization**      **Position**      **Assigned**  
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	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**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:** 4/8/2026-In committee: Set, first hearing. Referred to APPR. suspense file.

**Location:** 4/8/2026-A. APPR. SUSPENSE FILE

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 the San Gabriel Valley Council of Governments.**

**Current Text:** Amended: 3/12/2026 [html](#) [pdf](#)

**Status:** 4/6/2026-In committee: Set, first hearing. Hearing canceled at the request of author.

**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:** 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, 2040.

**Organization**      **Position**      **Assigned**

**AB 1801 (Lee D) Public agencies: approval: detention facilities.****Current Text:** Amended: 4/9/2026 [html](#) [pdf](#)**Status:** 4/9/2026-Read second time and amended. Ordered returned to second reading.**Location:** 4/9/2026-A. SECOND READING

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

**Summary:** Existing law prohibits a city, county, city and county, or public agency from approving or signing a deed, instrument, or other document related to a conveyance of land or issuing a permit for the building or reuse of existing buildings by any private corporation, contractor, or vendor to house or detain noncitizens for purposes of civil immigration proceedings, unless the city, county, city and county, or public agency has given notice to the public of the proposed conveyance or permitting action at least 180 days before execution of the conveyance or permit and solicited and heard public comments on the proposed conveyance or permit action in at least 2 separate meetings open to the public. This bill would revise and recast those provisions to prohibit a city, county, city and county, or public agency from approving or executing, among other documents, any document signifying the public entity's approval for the building or reuse of existing buildings by any private corporation, contractor, or vendor to house or detain a person for purposes of civil immigration custody before the public entity has given notice to the public of the proposed action 180 days before execution or approval of the proposed action, promptly provided access to any documents related to the proposed action, as provided, and solicited and heard public comments on the proposed action in at least 2 separate meetings open to the public.

Organization	Position	Assigned
HBC	Watch	

**AB 1834 (Patel D) Subdivisions: tentative and final map: exceptions.****Current Text:** Amended: 3/26/2026 [html](#) [pdf](#)**Status:** 4/9/2026-Read third time. Passed. Ordered to the Senate. (Ayes 64. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.**Location:** 4/9/2026-S. RLS.

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

**Summary:** The Subdivision Map Act requires a tentative and final map for specified subdivisions, including subdivisions of 5 or more parcels or condominiums, except under certain circumstances, including if the land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths. Existing law requires a subdivision that qualifies for one of those exceptions to file a parcel map instead. This bill would expand the exception described above to additionally include land that comprises part of a tract of land zoned for mixed-use development, inclusive of mixed-use developments containing residential uses, and that satisfies the other requirements contained in that exception.

Organization	Position	Assigned
HBC	Watch	

**AB 1838 (Berman D) Public contracts: local agencies: responsive bidders.****Current Text:** Amended: 4/6/2026 [html](#) [pdf](#)**Status:** 4/6/2026-Read third time and amended. Ordered to third reading.**Location:** 3/23/2026-A. THIRD READING

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

**Summary:** Would require a contractor, as a condition of submitting a bid to a local agency for a public works contract, to fully disclose any history of wage and hour violations, as specified, 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:** 4/8/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 3.) (April 7). Re-referred to Com. on APPR.**Location:** 4/7/2026-A. APPR.

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



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. Existing law, 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 waters and ocean ecosystems, to provide for public access to the ocean and ocean resources, including to marine protected areas, for recreational use, and aesthetic, educational, and scientific purposes, consistent with the sustainable long-term conservation of those resources, among other objectives. Existing law establishes surfing as the official state sport. This bill would require, on or before July 1, 2027, the council to establish criteria and an application process for purposes of designating an area of the coastline as a state surfing reserve, as defined. The bill would authorize a local government to, after adopting a formal resolution, apply to the council for purposes of designating an area of the coastline within the jurisdiction of the local government as a state surfing reserve. The bill would require the local government to include in its application, among other things, a description of the proposed surfing reserve.

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

**AB 1942 (Bauer-Kahan D) Electric bicycles: registration and special license plates.**

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

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

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

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, moving, or leaving standing upon a highway, or in an offstreet public parking facility, any motor vehicle, trailer, semitrailer, pole or pipe dolly, or logging dolly, unless it is registered and the appropriate fees have been paid, except as specified. Current law requires the Department of Motor Vehicles, upon registering a vehicle, to issue to the owner license plates that identify the vehicles for which they are issued for the period of their validity, as specified. Current law also requires a motorized bicycle to display a special license plate issued by the department. Current law authorizes a city or county to adopt a bicycle licensing ordinance or resolution, authorizes the licensing agency, by ordinance or resolution, to adopt rules and regulations for the collection of license fees, as specified, and sets the fee for each new bicycle license and registration certificate at a sum of no more than \$4 per year. Current 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. This bill would require class 2 electric bicycles and class 3 electric bicycles to be registered with the department and to display a special license plate issued by the department. The bill would require the department to adopt regulations to implement these requirements, and would make a person operating a class 2 or class 3 electric bicycle in violation of these requirements guilty of an infraction punishable by specified fines. By creating a new crime, the bill would impose a state-mandated local program.

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

**AB 1953 (Lowenthal D) Short-term rentals: emergencies and special events.**

**Current Text:** Amended: 3/19/2026 [html](#) [pdf](#)

**Status:** 4/6/2026-In committee: Set, first hearing. Hearing canceled at the request of author.

**Location:** 3/19/2026-A. A.,E.,S., & T.

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

**Summary:** The California Emergency Services Act establishes the Office of Emergency Services and vests the office with responsibility for the state's emergency and disaster response services for natural, technological, or man-made disasters and emergencies, as specified. Existing law establishes the Office of Tourism within the Governor's Office of Business and Economic Development, and requires the office to establish the California Travel and Tourism Commission for the purpose of increasing the number of persons traveling to and within California. This bill would require both the Office of Emergency Services and the Office of Tourism to establish a public registration system. The bill would require the offices to adopt regulations to administer their respective public registration systems. The bill would provide that registration authorizes the registered party to immediately commence offering an eligible residential dwelling, as defined, as a short-term rental during a declared state of emergency or a special event period, as applicable. The bill would require the Office of Tourism to define specific special event periods, as provided, and to post that information online at least 180 days prior to the event. This bill would prohibit a city, county, city and county, or any other political subdivision of the

state from maintaining, enforcing, prescribing, or continuing in effect any law, rule, regulation, requirement, standard, or other provision that prohibits an individual or entity that controls an eligible residential dwelling that has been registered from offering that dwelling as a short-term rental during a declared state of emergency or a special event, as applicable.

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

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

**Current Text:** Amended: 4/7/2026      [html](#)      [pdf](#)

**Status:** 4/8/2026-Re-referred to Com. on L. GOV.

**Location:** 3/9/2026-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 a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The Housing Accountability Act, among other things, when a housing development project, as defined, that complies with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time that the application was deemed complete, requires a local agency that proposes to disapprove that development, or to impose a condition that the project be developed at a lower density, to base its decision on written findings supported by a preponderance of the evidence that specified conditions exist. That act, however, sets forth certain limitations with respect to its requirements, including providing that the act does not prohibit a local agency from requiring the 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. The act provides for enforcement of its provisions by an enforcement action brought by the applicant, a person who would be eligible to apply for residency in the housing development, or a housing organization, as provided. This bill would, under the act, prohibit a plan, entitlement, or permit that has been approved by a previous local utility or agency from being overturned or revised by a subsequent agency, unless the development proponent makes a material change to the project, as described, and except as specified.

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

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

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

**Status:** 4/8/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (April 8). Re-referred to Com. on APPR.

**Location:** 4/8/2026-A. APPR.

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 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.

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

**AB 2024**      **(Nguyen D) Outdoor advertising displays: permits: landscaped freeways: relocation agreements.**

**Current Text:** Amended: 4/6/2026 [html](#) [pdf](#)  
**Status:** 4/7/2026-Re-referred to Com. on G.O.  
**Location:** 3/19/2026-A. G.O.

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

**Summary:** The Outdoor Advertising Act prohibits a person, as defined, from placing an advertising display within the areas affected by the act without a permit. The act prohibits the Department of Transportation from denying or delaying the acceptance of a permit application for a new advertising display along a portion of a new alignment of an interstate or primary highway on the basis that the highway project has not been accepted as complete if the section of highway is open to the use of the public for vehicular travel within 1,000 feet of the location specified in the permit application. This bill would also prohibit the department from denying or delaying the review, processing, or determination of a permit application described above.

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

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

**Current Text:** Introduced: 2/18/2026 [html](#) [pdf](#)  
**Status:** 4/9/2026-From committee: Do pass and re-refer to Com. on APPR. (Ayes 21. Noes 0.) (April 8). Re-referred to Com. on APPR.  
**Location:** 4/8/2026-A. APPR.

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

**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.

**Organization**      **Position**      **Assigned**  
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:** 4/8/2026-From committee: Do pass and re-refer to Com. on NAT. RES. (Ayes 12. Noes 0.) (April 8). Re-referred to Com. on NAT. RES.  
**Location:** 4/8/2026-A. NAT. RES.

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:** Amended: 3/11/2026 [html](#) [pdf](#)  
**Status:** 4/9/2026-Read third time. Passed. Ordered to the Senate. (Ayes 46. Noes 18.) In Senate. Read first time. To Com. on RLS. for assignment.  
**Location:** 4/9/2026-S. RLS.

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







bicycle reaches the speed of 20 miles per hour. Under current law, a “class 2 electric bicycle” is a bicycle equipped with a motor that may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour. Under existing law, a “class 3 electric bicycle” is a bicycle equipped with a speedometer and a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. Current law prohibits a person under 16 years of age from operating a class 3 electric bicycle. This bill, the San Mateo Electric Bicycle Safety Pilot Program, would, until January 1, 2031, authorize a local authority within the County of San Mateo, or the County of San Mateo in unincorporated areas, to adopt an ordinance or resolution that would prohibit a person under 12 years of age from operating a class 1 or 2 electric bicycle. For the first 60 days following the adoption of an ordinance or resolution for this purpose, the bill would make a violation of the ordinance or resolution punishable by a warning notice. After 60 days, the bill would make a violation of the ordinance or resolution punishable by a fine of \$25, except as specified.

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

**[AB 2601](#)**

**(Lee D) Planning and zoning: housing development: streamlined approval and subdivisions.**

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

**Status:** 3/9/2026-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/9/2026-A. H. & C.D.

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

**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. This bill would require that an application for a proposed housing development containing no more than 2 residential units within a single-family residential zone, as described above, be eligible for concurrent processing with an application for a parcel map for an urban lot split, as provided. The bill would authorize a local agency to condition issuance of building permits, grading permits, or certificates of occupancy for a proposed housing development upon the applicant first obtaining approval and recording a parcel map for eligible parcels pursuant to the above-described urban lot split provisions. The bill would allow the primary dwellings in an urban lot split under these provisions to be developed or converted to condominiums upon request of the applicant, as specified, or, if the housing development includes an existing unit, allow the applicant to request a condominium conversion for that unit pursuant to state and local law. The bill would specify that a “parcel map” for purposes of these provisions means a parcel map prepared in accordance with specified provisions of the Subdivision Map Act and may include a condominium plan if proposed by the subdivider, as specified. This bill contains other related provisions and other existing laws.

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

**[AB 2676](#)**

**(Gallagher R) Housing Crisis Act of 2019.**

**Current Text:** Amended: 4/9/2026 [html](#) [pdf](#)

**Status:** 4/9/2026-Read second time and amended.

**Location:** 4/8/2026-A. L. GOV.

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

**Summary:** The Housing Crisis Act of 2019, with respect to land where housing is an allowable use and except as specified, prohibits a county or city, including the electorate exercising its local initiative or referendum power, in which specified conditions exist, determined as provided by the Department of Housing and Community Development, from enacting a development policy, standard, or condition, as defined, that would have certain effects. Under existing law, these proscribed policies, standards, or conditions include, among others, (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018, and (B) imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city, except as provided. Existing law prohibits a county or city subject to these provisions from enforcing a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the Department of Housing and Community Development. Existing law requires the department to approve a zoning ordinance submitted to it only if the department determines that the zoning ordinance satisfies these requirements. If the department denies approval of the zoning ordinance, as specified, existing law states that the ordinance is deemed void. This bill would expand the prohibition against enacting a development policy, standard, or condition that has the effect of imposing or enforcing a

moratorium on housing development within all or a portion of the jurisdiction of the county or city to also prohibit these policies, standards, or conditions within the sphere of influence of a city, as defined. The bill would define "moratorium or similar restriction or limitation on housing development" for purposes of the Housing Crisis Act of 2019 to include, but not be limited to, the electorate of a county or city subject to these provisions from exercising its referendum power in a manner that has the effect of extending an existing moratorium or similar restriction or limitation on housing development.

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

**AB 2679**

**(Hadwick R) Road Maintenance and Rehabilitation Account: funding apportionments: cities.**

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

**Status:** 3/16/2026-Referred to Com. on TRANS.

**Location:** 3/16/2026-A. TRANS.

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

**Summary:** Existing law creates the Road Maintenance and Rehabilitation Program to address deferred maintenance on the state highway system and the local street and road system. Existing law provides for the deposit of various moneys, including revenues from certain fuel taxes and vehicle fees, for the program into the Road Maintenance and Rehabilitation Account. Existing law requires funds available for the program to be allocated for various specified purposes and requires the remaining funds available for the program to be continuously appropriated, with 50% for allocation to the Department of Transportation and 50% for apportionment to cities and counties by the Controller. Of the funds to be apportioned to cities and counties, existing law requires the Controller to apportion 50% of those funds to counties pursuant to a specified formula and 50% of those funds to cities in the proportion that the total population of each city bears to the total population of all the cities in the state. This bill would require the Controller, with respect to the revenues apportioned to cities, to apportion a minimum of \$200,000 to each city, regardless of its population size, in the 2027–28 fiscal year and each fiscal year thereafter.

**Organization**      **Position**      **Assigned**  
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.

**Organization**      **Position**      **Assigned**  
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



**SB 299**

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

**Current Text:** Amended: 1/14/2026 [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 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. Current 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 or a family daycare home, as defined, that is located on a parcel of land zoned exclusively for residential use, 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.

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

**SB 329**

**(Blakespear D) Alcohol and drug recovery or treatment facilities: investigations.**

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

**Status:** 8/28/2025-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 7/2/2025)(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 alcohol or other drug recovery or treatment facilities by the State Department of Health Care Services. Current 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. Current 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. This bill would require the department to assign a complaint under its jurisdiction regarding an alcohol or other drug recovery or treatment facility 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 notify the complainant, in writing, that it does not investigate that type of complaint.

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

**Notes:** 7.1.25 HBC letter to ASM Approps  
6.17.25 HBC letter to ASM Health  
4.7.25 HBC letter to SEN Approps  
4.3.25 HBC letter to author

**SB 417**

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

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

**Status:** 1/27/2026-Read third time. Urgency clause adopted. Passed. (Ayes 30. Noes 9.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

**Location:** 1/27/2026-A. DESK

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

**Summary:** Under current 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. Current 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. This bill would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds 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.







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

**Summary:** Under existing law, to the extent required by the federal government and effective no sooner than required by the federal government, behavioral health treatment (BHT) is a covered service under the Medi-Cal program for individuals under 21 years of age. This bill would require the department, on or before July 1, 2027, to ensure that certain individuals providing BHT services under Medi-Cal undergo background checks. The bill would require the department to convene a stakeholder workgroup made up of BHT providers, managed care plans, and consumers with autism, among others, to review the implementation of BHT services in Medi-Cal and to advise the department on clinical guidelines for the provision of BHT services, treatment plan requirements, requirements for the provision of center-based services compared to services provided elsewhere, and supervision of unlicensed professionals, as specified. The bill would require the department, on or before April 1, 2028, to release and maintain clear clinical guidance for the provision of the BHT benefit, as specified.

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

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

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

**Status:** 4/2/2026-Set for hearing April 14.

**Location:** 3/25/2026-S. JUD.

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:** Amended: 3/11/2026 [html](#) [pdf](#)

**Status:** 3/19/2026-Read second time. Ordered to third reading.

**Location:** 3/19/2026-S. THIRD READING

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

**Summary:** Existing 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 of Proposition 36 Act.**

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

**Status:** 4/8/2026-Set for hearing April 21.

**Location:** 3/25/2026-S. PUB. S.

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

**Summary:** Existing 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. Existing law, enacted by the voters as the Homelessness, Drug Addiction, and Theft Reduction Act (Proposition 36) at the November 5, 2024, statewide general election, authorizes the Board of State and Community Corrections to allocate appropriate funds to counties and local









**Summary:** Would require the Office of Emergency Services, on or before January 1, 2028, to develop and post on its internet website an action plan for responding to electric commercial motor vehicle battery fires that covers specified topics, including best practices for reducing wildfire risk and mitigating the risk of battery reignition. The bill would require the office, in developing the action plan, to consult with certain stakeholders, including the Department of the California Highway Patrol, electric truck manufacturers, and labor organizations.

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

**SB 1122 (Arreguín D) Planning and zoning: annual progress report: accessory dwelling unit ordinances.**

**Current Text:** Amended: 3/24/2026 [html](#) [pdf](#)

**Status:** 4/9/2026-Set for hearing April 15.

**Location:** 4/8/2026-S. HOUSING

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

**Summary:** Existing law, the Planning and Zoning Law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the Department of Housing and Community Development that includes, among other specified information, the number of units of housing demolished and new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, as specified. The Planning and Zoning Law also provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units in areas zoned for single-family or multifamily dwelling residential use in accordance with specified standards and conditions. This bill would require a city or county that has an accessory dwelling unit ordinance to submit as part of their annual report a copy of the text of that ordinance. By increasing the scope of data required to be reported in the annual report, the bill would impose a state-mandated local program.

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

**SB 1167 (Blakespear D) Vehicles: electric bicycles.**

**Current Text:** Amended: 4/9/2026 [html](#) [pdf](#)

**Status:** 4/9/2026-Read second time and amended. Re-referred to Com. on N.R. & W.

**Location:** 4/7/2026-S. N.R. & W.

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

**Summary:** Existing 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. Existing law classifies electric bicycles into 3 classes with different restrictions for various purposes, and requires, among other things, a class 3 electric bicycle to be equipped with a speedometer. Existing law prohibits certain vehicles that do not meet the definition of an electric bicycle from being advertised, sold, offered for sale, or labeled as an electric bicycle, as specified. This bill would amend the type of vehicles that are prohibited from being advertised, sold, offered for sale, or labeled as electric bicycles, including, among others, motor-driven cycles and mopeds. The bill would additionally make a violation of this provision a misleading statement for purposes of unfair competition and false advertising provisions of the Business and Professions Code.

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

**SB 1272 (Menjivar D) Local ordinances: administrative fines or penalties.**

**Current Text:** Amended: 3/23/2026 [html](#) [pdf](#)

**Status:** 4/9/2026-Set for hearing April 29.

**Location:** 4/8/2026-S. L. GOV.

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

**Summary:** Existing law authorizes the legislative body of a local agency, as defined, to, by ordinance, make any violation of an ordinance subject to an administrative fine or penalty. Existing law requires a local agency to set forth, by ordinance, the administrative procedures that govern the imposition, enforcement, collection, and administrative review of those administrative fines or penalties. Existing law requires the administrative procedures to provide for a reasonable period of time, as specified in the ordinance, for a person responsible for a continuing violation to correct or otherwise remedy the violation prior to the imposition of administrative fines or penalties, when the violation pertains to building, plumbing, electrical, or other similar structural or zoning issues, that do not create an immediate danger to health or safety. This bill would prohibit the imposition of an administrative fine or penalty as described above for any violation pertaining to building, plumbing, electrical, or other similar



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

**Summary:** The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus, waivers or reductions of development standards, parking ratios, and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing, including, among other types of housing, housing that will include specified percentages of units for rental or sale to lower income households or very low income households, as specified. Existing law requires a city or county to grant incentives or concessions requested by an applicant for a density bonus except under prescribed circumstances. Existing law defines "incentives or concessions" to include, among other things, a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards, as specified, and regulatory incentives or concessions proposed by the developer or the city or county that result in identifiable and actual cost reductions to provide for affordable housing costs, as specified. This bill would exclude a reduction in site development standards, a modification of zoning code or architectural design requirements, and other regulatory incentives or concessions that include or relate to a labor standard, as defined, from the definition of "incentives or concessions."

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

**Total Measures: 92**  
**Total Tracking Forms: 92**