

March 10, 2026



LEAGUE OF
**CALIFORNIA
CITIES**

Strengthening California Cities
through Advocacy and Education

RPAM Bill Introduction Legislative Update

HCED Live Bill List

- [Housing, Community, and Economic Development Hot Bills](#)
- [Housing, Community, and Economic Development Priority Bills](#)

HCED Hot Bills

AB 2296 (Papan) Land Use

Currently a spot bill, the measure will be amended to significantly improve the housing element review process by encouraging local jurisdictions to begin planning earlier and providing greater clarity and certainty to a difficult and complex process.

Specifically, the measure will allow cities to begin planning 6 months earlier than the existing law, provide more certainty and technical assistance in the housing element review process, and implement several of the changes recommended in the California State Auditor's report released this January.

Cal Cities Position: Sponsor/Support

HCED Hot Bills

SB 908 (Wiener) Housing development: transit-oriented development

Currently a spot bill, the measure will be amended and become SB 79 (Wiener, 2025) clean-up. Cal Cities is urging the author's office and sponsors to delay implementation until the 7th Regional Housing Needs Allocation Cycle (RHNA), require HCD to issue guidance about the proposal by a specific date, and establish a clear deadline for metropolitan planning organizations/councils of government to complete the required maps. Cal Cities has been very clear to the author's office that any expansion of SB 79 is a non-starter for the organization.

Cal Cities Position: Seeking Amendments

HCED Hot Bills

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

This measure would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs for the June 2026 Ballot.

Cal Cities Position: Support

HCED Hot Bills

SB 417 (Cabaldon) The Affordable Housing Bond Act of 2026

This measure would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs for the November 2026 Ballot.

Cal Cities Position: Support

HCED Priority Bills

AB 1567 (Ta) General Plan: Annual Report: Congregate Care for the Elderly

This measure would allow local agencies to receive Regional Housing Needs Allocation (RHNA) credit for up to 15% of a jurisdiction's specific income level for the development of senior residential living facilities.

Cal Cities Position: Support

HCED Priority Bills

AB 1621 (Wilson) Planning and Zoning Law: Postentitlement Phase Permits: Housing Accountability Act

This measure would prohibit local agencies from requiring more than 2 plan checks for a building permit unless the agency makes written findings based on substantial evidence that additional review is necessary to address a specific adverse impact on public health or safety.

Cal Cities Position: Oppose Unless Amended

HCED Priority Bills

AB 1623 (Davies) Planning and Zoning: Regional Housing Needs Allocation and Annual Report: Student Housing Quarters

This measure would allow local governments to receive RHNA credit for student housing quarters and would task HCD with determining which student housing quarters may count for RHNA.

Cal Cities Position: Pending

HCED Priority Bills

AB 1674 (Ahrens) Food Affordability Act

This measure would require project applicants to demonstrate that the new housing development will not reduce site capacity for a large grocery store or provide equivalent mitigation if the project is proposed in a food desert or in an area at risk of becoming one. The measure would require local agencies to review these requirements when reviewing applications for housing development projects.

Cal Cities Position: Take to Policy Committee

HCED Priority Bills

AB 1738 (Carrillo) State Housing Law: Remote Inspections

This measure would require local governments to offer homeowners an option for a remote inspection for a limited list of building permits by July 1, 2027. The measure would allow local governments, at their discretion, to conduct future inspections in person or remotely for those specific building permits that do not pass a remote inspection. Finally, the measure provides liability and immunity protections for local agencies if a remote inspection is used.

Cal Cities Position: Take to Policy Committee

HCED Priority Bills

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

This measure would require local governments to ministerially approve a proposed townhome, including their application, parcel map, or tentative final map, in areas zoned for multifamily housing or underutilized land zoned for single-family residential housing.

Cal Cities Position: Pending

HCED Priority Bills

AB 1914 (Schiavo) General Plan Elements: Childcare

This measure would require local governments, after January 1, 2028, to update the land use, circulation, housing, safety, and environmental justice elements as needed to address childcare needs in the jurisdiction when the agency updates two or more general plan elements at one time.

Cal Cities Position: Take to Policy Committee

HCED Priority Bills

AB 1997 (Lee) Land Use: Housing Development Approvals: Timelines and Processes

This measure would prohibit local governments from overturning or revising a permit once a local utility or agency has approved the project. Additionally, the measure would require local governments with a population of 250K or more to assign a single development director to coordinate all aspects of the development application from permitting to entitlement. Finally, the measure would require a public agency to approve or deny a development project after certification of an environmental impact report within 30-90 days, depending on whether the housing is an affordable housing project or not.

Cal Cities Position: Pending

HCED Priority Bills

AB 2002 (Solache) Local Government Assistance: Regional Early Action Planning Fund

This measure would establish the Regional Early Action Planning Fund in the State Treasury to provide councils of government, regional entities, and jurisdictions with one-time grants for planning activities necessary to meet the requirements of the 7th RHNA Cycle.

Cal Cities Position: Support In Concept

HCED Priority Bills

AB 2288 (Quirk-Silva) Adaptive Reuse: Industrial Zones

This measure would require local agencies to approve adaptive reuse projects by-right in industrial zones.

Cal Cities Position: Pending

HCED Priority Bills

AB 2418 (M. Gonzalez) Local Building Permits: Nonresidential Private Permitting Review

This measure would require local agencies to hire a third-party inspector if a project applicant requests it and the local agency takes more than 30 days to review a completed nonresidential building permit application. If a local agency cannot find an entity or person to review the permit, a project applicant may request and pay for a third-party inspector instead. Additionally, if an applicant uses a third-party inspector, the local agency must approve the permit within 10 business days of receiving it back from the third-party inspector, or it is deemed approved. Finally, the measure provides liability and indemnification for local agencies on any permit reviewed by a third-party inspector.

Cal Cities Position: Pending



HCED Priority Bills

AB 2433 (Alvarez) Housing Development: Affordable Homes Bonus

This measure would require local agencies to ministerially approve a density bonus law (DBL) project. Additionally, the measure would increase the number of concessions or waivers a project applicant could qualify for under DBL without increasing the number of affordable units a developer must build. The measure also allows density bonuses to be permitted within or outside the geographic areas of the housing development where the affordable or market-rate units are located. Finally, the measure would require local agencies to adopt procedures and timelines to notify an applicant that a project is eligible for a density bonus and to process a density bonus application.

Cal Cities Position: Pending



HCED Priority Bills

AB 2601 (Lee) Planning and Zoning: Housing Development: Streamlined Approval and Subdivisions

This measure would allow an SB 9 (Atkins, 2021) project to receive concurrent processing with an application for a parcel map or final map for a proposed subdivision. Additionally, the measure would allow the primary dwellings or existing dwellings in an urban lot split to be developed or converted into condominiums upon the applicant's request.

Cal Cities Position: Pending

HCED Priority Bills

AB 2748 (Quirk-Silva) Building Standards: Affordable Housing Developments: Electric Vehicle Charging

This measure would exempt a 100% affordable housing project from installing electric-vehicle charging standards as required by the 2025 California Green Building Code and local building standards from January 1, 2025, through December 31, 2035.

Cal Cities Position: Take to Policy Committee

HCED Priority Bills

SB 722 (Wahab) Transit-Oriented Housing Development: Excluded Parcels and Sites

This measure would exempt existing mobile home parks, recreational vehicle parks, and special occupancy parks from the requirements of SB 79 (Wiener 2025).

Cal Cities Position: Support

HCED Priority Bills

SB 1014 (Grayson) Development Projects: Onsite and Offsite Improvements

This measure would require a local agency within 30 days of receiving a preliminary application for a housing development project to provide a list of any required offsite or onsite improvements and an estimate of the cost for the improvements to the project applicant.

Cal Cities Position: Pending

HCED Priority Bills

SB 1036 (Grayson) Mitigation Fee Act

This measure would require a local agency to provide a fee credit or reduce the mitigation fee by an amount proportionate to the change in use of a site.

Cal Cities Position: Pending

HCED Priority Bills

SB 1086 (Dahle) Zoning: Allowed Uses: Microschools and Micro-Education Entities

This measure would require local agencies to ministerially approve a micro-education or microschool project in areas zoned for residential, mixed-use, commercial, or industrial zones if the proposed project meets the specific definitions in the bill.

Cal Cities Position: Pending

HCED Priority Bills

SB 1116 (Caballero) Planning and Zoning: Housing Development Projects: Subdivisions

This measure would require new height and setback requirements under the Subdivision Map Act for smaller starter homes.

Additionally, the measure would require local agencies to ministerially approve smaller starter homes with minimum sizes that vary depending on whether the plot is zoned for multifamily or single-family residential.

Cal Cities Position: Pending

HCED Priority Bills

SB 1117 (Cervantes) Accessory Dwelling Units and Junior Accessory Dwelling Units

This measure would further limit local governments' ability to charge impact fees on ADUs with more than 750 square feet of interior livable space. Specifically, the measure would allow local agencies to charge only the proportional cost of impact fees for ADUs with more than 750 square feet.

Cal Cities Position: Pending

HCED Priority Bills

SB 1216 (Cabaldon) Planning and Zoning Law: Housing Leadership Designation

This measure would provide production-based incentives to local governments that permit a set number of housing units per 1,000 residents, which will depend on the jurisdiction's housing affordability as determined by the median purchase price of a home in the jurisdiction and the area median household income.

Cal Cities Position: Track

HCED Priority Bills

SB 1258 (Wiener) Streamlined Housing Approvals: Hazardous Waste Sites

This measure would require local agencies to ministerially approve housing projects in hazardous waste sites if a local health officer determines that the site is viable for residential use or residential mixed-use and meets various other requirements.

Cal Cities Position: Pending

Spot Bills to Closely Monitor

- [SB 1003](#) (Grayson) Development Projects
- [SB 1169](#) (Grayson) Land Use: Subdivision Map Act
- [AB 2005](#) (Ahrens) Housing Developments: Urban Lot Split: Parcel Maps
- [AB 2074](#) (Haney) Land Use
- [AB 1815](#) (Wicks) Factory-Built Housing

Spot Bills to Closely Monitor

- [AB 2741](#) (Muratsuchi) Housing Element: Inventory of Land: Substantial Compliance
- [AB 2079](#) (Elhawary) Adaptive Reuse
- [AB 2094](#) (Harabedian) Affordable Housing
- [AB 2127](#) (Johnson) Accessory Dwelling Units
- [AB 2177](#) (Bennett) Planning and Zoning Law: Open-Space Zoning
- [SB 1312](#) (Richardson) Cemetery and Funeral Bureau: Advisory Committee

QUESTIONS?

Brady Guertin

Legislative Advocate, HCED
bguertin@calcities.org • 916-658-8255



LEAGUE OF
**CALIFORNIA
CITIES**

Strengthening California Cities
through Advocacy and Education

Follow us     

www.calcities.org