

Tracking Housing Bills for the 2025 Legislative Session

Updated November 5, 2025

SANDAG has prepared this summary of housing-related bills from the 2025 legislative session to help local jurisdictions stay informed and respond to state legislation that impacts housing policy in the region. This summary was updated throughout the year, to track legislation after key milestones in the legislative process. This summary reflects the final disposition of significant bills.

This year's legislative session was framed by the adoption of Assembly Bill 130 (AB 130) and Senate Bill 131 (SB 131), Budget Trailer Bills signed by Governor Gavin Newsom on June 30, 2025, to implement policies adopted as part of the State's Budget Act. The trailer bills took effect immediately upon enactment and established the foundation for several housing-related changes summarized in the following section. SANDAG held a webinar on AB 130 and SB 131 on August 27, 2025. Presentation slides are available [here](#), and a recording of the session is available [here](#).

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Summary of Key Housing Bills

This section includes a list of key housing related bills relevant to the region that were passed and signed by the Governor.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

SB 9 (Arreguin) *Status: Passed and Signed.*

Invalidates a local ADU ordinance if it is not submitted to HCD within 60 days of adoption or if the local agency fails to respond to HCD's noncompliance findings within 30 days; state ADU standards would then apply.

SB 543 (McNerney) *Status: Passed and Signed.*

Clarifies that ADU and JADU square footage refers to interior livable space; extends ministerial approval to various JADUs and various ADU combinations; exempts units under 500 square feet from school impact fees; revises the definition of an JADU to require a unit to be no more than 500 square feet of interior livable space; applies post-entitlement permitting timelines to ADU and JADU approvals; requires JADU ordinances to be reviewed by HCD within 30 days of adoption.

AB 462 (Lowenthal/Rivas) *Status: Passed and Signed.*

Requires local governments and the Coastal Commission to act within 60 days on ADU permit and coastal development permit applications, mandates concurrent review, deems ADUs approved if deadlines are missed, and allows ADU occupancy in disaster-declared counties.

AB 1154 (Carillo) *Status: Passed and Signed.*

Removes owner-occupancy requirements for JADUs if the JADU has separate sanitation facilities. It also prohibits short term rentals of JADUs.

CEQA Reform

SB 131 (Committee on Budget and Fiscal Review) *Status: Passed and Signed.*

For housing projects missing an exemption due to a single condition, limits CEQA review to effects from that condition. Adds additional targeted CEQA exemptions (e.g., farmworker housing, small disadvantaged water/sewer, wildfire risk reduction, broadband in local ROW, parks/trails, certain clinics/food banks/advanced manufacturing on industrial, some high-speed rail). Exempts rezones that implement a certified housing element action schedule. Narrows CEQA administrative record (excludes most internal staff notes/emails). Requires statewide mapping of eligible urban infill sites by July 1, 2027 and scheduled updates to infill-tiering guidelines. For more information, SANDAG held a webinar on SB 131 and AB 130

on August 27, 2025. Presentation slides are available [here](#), and a recording of the session is available [here](#).

AB 130 (Committee on Budget and Fiscal Review) *Status: Passed and Signed.*

Makes permanent the provisions of the Housing Accountability Act, Housing Crisis Act (SB 330), and Permit Streamlining Act that had been set to sunset. Extends ministerial processing timelines and requirements under the Permit Streamlining Act to include certain post-entitlement actions. Creates new statutory CEQA exemptions for qualifying infill housing projects up to 20 acres, among other requirements, exceptions, and tribal consultations. Broader eligibility is provided compared to traditional Class 32 exemption. Updates ADU standards (prohibits certain fees and restrictions), refines the Faith and Higher Education Lands Act of 2023 (SB 4), amends the Starter Home Revitalization Act of 2021 (SB 684), revises RHNA methodology and reporting, and imposes a temporary building code freeze (Oct 1 2025–June 1, 2031) limiting state and local amendments to residential building standards except where necessary for health and safety.

For more information, SANDAG held a webinar on SB 131 and AB 130 on August 27, 2025. Presentation slides are available [here](#), and a recording of the session is available [here](#).

SB 158 (Committee on Budget and Fiscal Review) *Status: Passed and Signed.*

Amends AB 130 and SB 131 to fine-tune definitions, procedures, and rules to implement the laws. Defines “natural and protected lands” to include conservation areas in adopted natural resource or habitat protection plans. Establishes a 30-day timeline for tribal consultation, Reduces the maximum size of a builder’s remedy site from five to four acres.

Density Bonus Law

SB 92 (Blakespear) *Status: Passed and Signed.*

Specifies that Density Bonus Law concessions and/or incentives shall not result in a proposed project with a commercial floor area ratio that is greater than two and a half times the premises’ current allowed base zone commercial floor area ratio. Also specifies that certain provisions of Density Bonus Law do not require jurisdictions to grant density bonus incentives (including concessions or waivers) to a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as defined in Section 50519 of the Health and Safety Code. Clarifies that short-term rentals would not be considered transient lodging.

AB 87 (Boerner) *Status: Passed and Signed.*

Amends Density Bonus Law to prohibit incentives or concessions from applying to visitor-serving portions (including hotel, motel, bed and breakfast inn) of a mixed-use development.

Housing Elements and Regional Housing Needs Allocations (RHNA)

[SB 233 \(Seyarto\)](#) *Status: Passed and Signed.*

Requires HCD to meet and consult with SANDAG on the methodology to determine the regional housing need at least 38 months prior to the scheduled revision of the housing element and before developing the existing and projected housing need.

[SB 507 \(Limon\)](#) *Status: Passed and Signed.*

Authorizes a local government within the same county as a tribe to enter into a voluntary agreement with a tribe to allow new tribal housing development projects to count toward the locality's share of the regional housing needs allocation, as specified.

[AB 36 \(Soria\)](#) *Status: Passed and Signed.*

Beginning with the 7th housing element cycle, upon request by a small rural jurisdiction, HCD will base prohousing designation off of materials from a small rural jurisdiction jurisdiction's housing element submission. For these purposes, small rural jurisdictions mean either a city with a population of fewer than 25,000 persons or a county with a population of fewer than 200,000 persons.

[AB 610 \(Alvarez\)](#) *Status: Passed and Signed.*

Requires housing elements to include a governmental constraints disclosure statement. The statement must identify any new or amended constraints, or revisions that increase the stringency of existing constraints, adopted after the previous housing element was due and before the current draft is submitted to HCD.

[AB 670 \(Quirk-Silva\)](#) *Status: Passed and Signed.*

Makes changes to the information that must be reported in Housing Element Annual Progress Reports (APRs) regarding demolished and replacement housing units. Allows jurisdictions to report the number of units in an existing multifamily building that were converted to affordable housing, as specified, for up to 25 percent of a jurisdiction's RHNA for lower-income units.

[AB 1275 \(Elhawary\)](#) *Status: Passed and Signed.*

Requires each region's existing and projected housing need to be completed at least 3 years before the next scheduled housing element revision; requires councils of governments to revise draft RHNA methodology if HCD finds it inconsistent with state objectives in a timeline of at least 38 months before scheduled housing element revision; requires RHNA plan to be informed by transportation and job projections, not just consistent with sustainable community strategy (SCS).

Infill Housing and Streamlined Approval

[SB 79 \(Wiener\)](#) *Status: Passed and Signed.*

Requires that a transit-oriented housing development project within a half-mile from a transit-oriented development (TOD) stop be allowed on any sites zoned for residential, mixed-use, or commercial; sets minimum height, density, and FAR standards based on the development's proximity to specific tiers of TOD stops; establishes specific affordability requirements; requires streamlined, ministerial approval; and presumes Housing Accountability Act violations for improper denials in high-resource areas. Applies to local agencies after July 1, 2026; does not apply to unincorporated areas of a county until the 7th RHNA cycle.

[SB 484 \(Laird\)](#) *Status: Passed and Signed.*

Requires the Coastal Commission, in consultation with HCD, to identify infill areas in at least three coastal jurisdictions without certified local coastal programs that will be categorically excluded from the coastal development permit requirement. From July 1, 2027 to June 30, 2037, deed-restricted affordable housing projects in those areas would not need coastal development permits.

[AB 253 \(Ward/Quirk-Silva/Rivas\)](#) *Status: Passed and Signed.*

Requires building departments to provide an applicant with an estimated timeframe to complete plan check. Authorizes an applicant to employ a private professional provider to conduct a plan check if the estimated timeframe exceeds 30 days or if a jurisdiction does not complete one within 30 days of receiving the application. Jurisdictions must respond within 10 days once the private review is complete.

[AB 301 \(Schiavo/Rivas\)](#) *Status: Passed and Signed.*

Requires state agencies to make a list of information needed to approve or deny a postentitlement permit as well as a complete, approved application available on the agency's webpage by January 1, 2026. Also revises the definition of postentitlement phase permit to include permits issued by a state agency and any postentitlement review by a state agency that is necessary to begin construction of a development that is intended to be at least $\frac{2}{3}$ residential, excluding certain discretionary and ministerial permits and reviews.

[AB 357 \(Alvarez\)](#) *Status: Passed and Signed.*

Requires the Coastal Commission to defer to colleges/universities on housing project parking needs; allows minor amendments to development plans to be approved administratively; and, mandates the Commission to track and publicly post on its website all university plans, amendments, and notices of impending development submitted for approval.

AB 507 (Haney) *Status: Passed and Signed.*

Deems an adaptive reuse project a use by right in all zones, subject to a streamlined ministerial review process, and is therefore exempt from CEQA. Requires housing units in the project to be affordable to low- or moderate-income households. An adaptive reuse project would not include the repurposing of any building that is within an industrial zone that does not permit residential uses.

AB 893 (Fong) *Status: Passed and Signed.*

Expands the Affordable Housing and High Road Jobs Act of 2022 (AB 2011) to include a streamlined, ministerial approval process for mixed-income housing in campus development zones. Also clarifies that a local agency's project review is limited to the area physically disturbed by construction. It also specifies that public or utility easements do not affect eligibility and applies the 25-foot parking setback only to above-ground parking.

AB 920 (Caloza) *Status: Passed and Signed.*

Requires cities and counties with populations over 150,000 to create an online centralized application portal for housing development projects that allows applicants to track application status. Jurisdictions have until no later than January 1, 2030 to comply however they must initiate certain actions, such as starting a procurement process, to develop the application portal on or before January 1, 2028.

AB 1007 (Rubio) *Status: Passed and Signed.*

Shortens the Permit Streamlining Act's review period for responsible agencies from 90 days to 45 days to approve or deny a project after lead agency action or application completion.

AB 1061 (Quirk-Silva) *Status: Passed and Signed.*

For two-unit projects and urban lot splits (SB 9, 2021), revises the exclusion for sites with historic resources to apply only to individually listed historic properties or contributing structures within designated historic districts. Allows local agencies to adopt objective standards to preserve the character of registered historic districts.

Other

SB 262 (Wahab) *Status: Passed and Signed.*

Includes policies that keep people housed in the definition of prohousing local policies, and would include additional examples of prohousing local policies such as safe parking and safe camping programs, as specified.

SB 838 (Durazo) *Status: Passed and Signed.*

Amends the Housing Accountability Act to exclude hotels, motels, and other transient lodging from qualifying as part of a mixed-use housing development project.

AB 1050 (Schultz) *Status: Passed and Signed.*

Ensures private covenants cannot be used to block state- or locally-permitted housing projects, including adaptive reuse of commercial sites by extending existing protections that invalidate private covenants or restrictions limiting residential development to include housing projects redeveloping commercial properties with residential uses.

Inactive Legislation

[SB 457 \(Becker\)](#) *Status: Inactive.*

Would have deemed a Housing Element compliant upon adoption by the local governing body, without further action needed, as long as it is later confirmed as compliant by HCD or a court. Also would have updated the definition of “deemed complete” in housing development applications.

[SB 607 \(Wiener\)](#) *Status: Inactive. Note: Provisions of this bill were incorporated into the 2025–26 Budget Trailer Bills, AB 130 and SB 131.*

Would have streamlined CEQA for most housing and infill-type projects by limiting environmental review only to specific problem areas, unless the project involves a distribution center or oil/gas infrastructure. It would have also exempted rezoning actions that implement and are consistent with a local jurisdiction’s approved housing element.

Would have directed the Office of Land Use and Climate Innovation (LCI) to: (1) map eligible infill sites within urban areas and (2) update the categorical CEQA exemption for infill projects to include alternative compliance options for projects that don’t meet every technical requirement but are otherwise environmentally appropriate. Would have established deadline of July 1, 2026 for these actions.

[SB 677 \(Wiener\)](#) *Status: Inactive.*

Would have expanded ministerial approval for two-unit projects on single-family or low-density lots; removed barriers to urban lot splits; limited local development standards; prohibited impact fees for small homes and lot splits; required HCD review of local ordinances. The bill would have also updated SB 35/ SB 423 eligibility assessment periods from a four-year to a two-year schedule, and would have reduced the affordable housing inclusionary requirement from 50 percent to 20 percent of units for jurisdictions that have met their Regional Housing Needs Allocation (RHNA) goal for above-market rate housing.

[SB 681 \(Wahab\)](#) *Status: Inactive. Note: Provisions of this bill were incorporated into the 2025–26 Budget Trailer Bills, AB 130 and SB 131.*

Would have expanded tenant protections by limiting fees, capping late charges, and restricting ADU-related covenants; removed school district land from surplus exemptions; required RHNA methodology revisions if rejected by HCD and mandated use of national overcrowding and cost-burden comparison data in RHNA assumptions; and made permanent provisions limiting housing hearings and streamlining approvals; locked in historic site determinations at application completeness; and limited coastal development appeals for residential projects and required electronic coastal permit processing.

AB 11 (Lee) *Status: Inactive.*

Would have created the California Housing Authority as an independent state body, which would 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.

AB 317 (Jackson) *Status: Inactive.*

Would have exempted new construction of a single-family dwelling that meets the following criteria from CEQA: dwelling is 1,500 square feet or less with no more than three bedrooms; property would have been intended to be sold or transferred for less than \$400,000 as well as sold or transferred to a first-time home buyer.

AB 609 (Wicks/Alvarez/Carrillo/Flora/ Quirk-Silva) *Status: Inactive. Note: Provisions of this bill were incorporated into the 2025–26 Budget Trailer Bills, AB 130 and SB 131.*

Would have exempted certain housing development projects from CEQA review, including single dwelling units, multifamily residential developments, mixed use developments, transitional or supportive housing, and farmworker housing, if they met specific criteria related to project size, density, location, site characteristics, and other qualifying conditions.

AB 650 (Papan) *Status: Inactive.*

Would have extended HCD's deadline for determining the regional housing need from 2 years to 3 years prior to the scheduled revision of the housing element and changed the timeline to meet and consult with COGs from at least 26 months to at least 38 months prior to the scheduled revision of the housing element. COGs would have needed to develop allocation methodology 2 ½ years prior to the scheduled housing element revision. Timelines for the creation of a subregional entity and deadline for the allocation of the subregion's housing need would have also been extended. With regards to updating a draft housing element or draft amendment, it would have required HCD to provide the specific analysis or text that was expected to remedy deficiencies.

AB 945 (Fong) *Status: Inactive.*

Would have built on existing Density Bonus Law and required local jurisdictions to grant additional incentives or concessions to green housing developments (i.e., projects designed to meet high sustainability standards) and would have prohibited local jurisdictions from mandating car parking in these developments.

AB 956 (Quirk-Silva) *Status: Inactive.*

Would have increased the number of detached, new construction, accessory dwelling units that a local agency is required to ministerially approve on lots with a proposed or existing single-family dwelling from 1 unit to 2 units.

AB 1055 (Boerner) *Status: Inactive.*

Would have authorized a local agency to require proof of residential occupancy for any streamlining of ADUs or JADUs.

AB 1206 (Harabedian) *Status: Inactive.*

Would have required local agencies to establish a pre-approval program for both single-family and multifamily (2-10 units) developments by July 1, 2026, with agencies mandated to approve or deny such applications within 30 days. Under this bill, projects using preapproved single-family or multifamily housing plans would have been exempt from CEQA, even if the local agency might otherwise treat them as discretionary.