

**Senate Committee on Local Government  
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**TO:** People Interested in Local Government Legislation  
**FROM:** Senator María Elena Durazo, Chair  
**DATE:** October 30, 2024  
**SUBJECT:** **Summary of significant legislation heard in 2024**

Now that the legislative session has ended, I want you to know about some of the more interesting bills that the Senate Local Government Committee reviewed during 2024. The following summary identifies and briefly describes the significant bills that the Committee has worked on this year. At the end of each description, the bill's status is indicated in *italics*.

If you want to read the Committee's bill analyses or get a copy of a bill listed below, please go to the Legislature's official website [leginfo.legislature.ca.gov](http://leginfo.legislature.ca.gov). You can also use that website to retrieve other bill analyses, official histories, voting records, and any veto messages.

The Senate Committee on Local Government is responsible for hearing legislation pertaining to local government powers and duties, local governance, local revenue mechanisms, and land use and development. The summary below groups bills by subject.

## **Brown Act**

[AB 817 \(Pacheco\)](#) allows subsidiary bodies of a local agency to teleconference meetings without having to notice and make publicly accessible each teleconference location, or have at least a quorum participate from locations within the boundaries of the agency. *Failed in Senate Local Government Committee.*

[AB 1852 \(Pacheco\)](#) extends, until January 1, 2030, the existing sunset date authorizing the Clean Power Alliance of Southern California to allow specified alternate members of its legislative body to attend closed sessions of the agency. *Signed – Chapter 24, Statutes of 2024.*

[AB 1855 \(Arambula\)](#) allows community college student body associations to teleconference meetings without having to notice and make publicly accessible each teleconference location. *Signed – Chapter 232, Statutes of 2024.*

[AB 2302 \(Addis\)](#) revises existing limits on the number of times members of a legislative body can participate remotely in meetings for just cause or emergency circumstances. *Signed – Chapter 289, Statutes of 2024.*

[AB 2350 \(Hoover\)](#) allows school boards holding emergency meetings to send notifications by email instead of telephone to all local newspapers of general circulation, radio, and television stations that have requested notifications. *Signed – Chapter 565, Statutes of 2024.*

[AB 2715 \(Boerner\)](#) allows a legislative body to discuss a threat to critical infrastructure controls or critical infrastructure information relating to cybersecurity during a closed session. *Signed – Chapter 243, Statutes of 2024.*

## **Elections and Redistricting**

[SB 977 \(Laird\)](#) establishes the Citizens' Redistricting Commission of San Luis Obispo County. *Signed – Chapter 450, Statutes of 2024.*

[SB 1111 \(Min\)](#) expands the definition of remote interest to include the financial interests of a public officer's child, parent, or sibling, or the spouses of those individuals. *Signed – Chapter 324, Statutes of 2024.*

[SB 1174 \(Min\)](#) prohibits any local government from enacting or enforcing voter identification requirements unless required by state or federal law. *Signed – Chapter 990, Statutes of 2024.*

[AB 453 \(Cervantes\)](#) requires a political subdivision to set a fixed time to discuss when it is changing from at-large to district-based elections at all required public hearings. *Signed – Chapter 195, Statutes of 2024.*

[AB 1807 \(Cervantes\)](#) makes various modifications to how the Riverside County Citizens Redistricting Commission in accordance with the Fair and Inclusive Redistricting for Municipalities and Political Subdivisions (FAIR MAPS) Act. *Signed – Chapter 809, Statutes of 2024.*

[AB 2213 \(Blanca Rubio\)](#) changes the provisions governing oversight boards in counties that originally had over 40 oversight boards. *Signed – Chapter 63, Statutes of 2024.*

## **Housing**

[SB 1123 \(Caballero\)](#) extends the existing state small lot subdivision law to apply to lots that are vacant and zoned for single-family residential development. *Signed – Chapter 294, Statutes of 2024.*

[SB 1211 \(Skinner\)](#) requires local agencies to ministerially permit additional detached ADUs on lots with an existing multifamily dwelling. *Signed – Chapter 296, Statutes of 2024.*

[AB 598 \(Wicks\)](#) prevents the Bay Area Regional Housing Finance Authority from imposing restrictions on projects that render them infeasible without changes to local land use policies. *Signed – Chapter 671, Statutes of 2024.*

[AB 1413 \(Ting\)](#) establishes timeframes in the Housing Accountability Act (HAA) for local agencies to consider objections, comments and evidence, related to determining whether a HAA protected housing development project is exempt from the California Environmental Quality Act. *Signed – Chapter 265, Statutes of 2024.*

[AB 1893 \(Wicks\)](#) expands the scope of actions that constitute disapproval of a housing project under the Housing Accountability Act, and revises the standards a project must meet in order to qualify for the “builder’s remedy.” *Signed – Chapter 268, Statutes of 2024.*

[AB 2243 \(Wicks\)](#) expands and modifies provisions of the Affordable Housing and High Road Jobs Act of 2022 and expands sites that are eligible to include regional malls. *Signed – Chapter 272, Statutes of 2024.*

[AB 2430 \(Alvarez\)](#) prohibits a city or county from charging a monitoring fee to a new or existing 100 percent affordable housing development if it is already inspected by specified state agencies. *Signed – Chapter 273, Statutes of 2024.*

[AB 2387 \(Pellerin\)](#) creates a streamlined permitting process to allow a mobilehome park owner to add lots to a park. *Signed – Chapter 396, Statutes of 2024.*

[AB 2533 \(Juan Carrillo\)](#) extends the ADU amnesty law to unpermitted ADUs and JADUs built before 2020, and provides a process and financial assistance for homeowners to permit their unpermitted ADUs. *Signed – Chapter 834, Statutes of 2024.*

[AB 3068 \(Haney\)](#) enacts the Office to Housing Conversion Act, which creates a streamlined, ministerial approval process for adaptive reuse projects and provides certain financial incentives for the adaptive reuse of existing buildings. *Vetoed.*

[AB 3116 \(Garcia\)](#) revises and recasts the existing density bonus law benefits applicable to student housing developments. *Signed – Chapter 432, Statutes of 2024.*

[AB 3122 \(Kalra\)](#) allows modifications to SB 35 (Wiener, 2017) projects without triggering new standards that increase the number of units, so long as the square footage of the development doesn't increase by more than 15 percent. *Signed – Chapter 754, Statutes of 2024.*

## **Impact Fees**

[SB 937 \(Wiener\)](#) makes various changes to the process for local agencies to collect development impact fees. *Signed – Chapter 290, Statutes of 2024.*

[SB 1210 \(Skinner\)](#) requires utilities to post specified information on the connection fees and capacity charges they charge for new housing construction on their website, and allow applicants for these developments to check their status online. *Signed – Chapter 787, Statutes of 2024.*

[AB 1820 \(Schiavo\)](#) requires local agencies to provide developers with more information on fees and exactions at various stages of the housing development approval process. *Signed – Chapter 358, Statutes of 2024.*

[AB 1827 \(Papan\)](#) provides that fees or charges for property-related water service imposed or increased pursuant to the California Constitution may include the incrementally higher costs of water service. *Signed – Chapter 359, Statutes of 2024.*

[AB 2553 \(Friedman\)](#) requires cities and counties to set lower traffic impact mitigation fees for transit-oriented housing developments near major transit stops, instead of just at transit stations, and changes the definition of a major transit stop. *Signed – Chapter 275, Statutes of 2024.*

[AB 2729 \(Joe Patterson\)](#) extends residential development entitlements by 18 months. *Signed – Chapter 737, Statutes of 2024.*

[AB 3177 \(Wendy Carrillo\)](#) prohibits a local agency from imposing a land dedication requirement on a housing development for the purpose of mitigating vehicular traffic impacts or achieving an adopted traffic level of service related to vehicular traffic. *Signed – Chapter 436, Statutes of 2024.*

## **Land Use Planning and Development**

[SB 347 \(Newman\)](#) exempts leases or easements for electric vehicle charging stations and hydrogen-fueling stations from the Subdivision Map Act. *Signed – Chapter 591, Statutes of 2024.*

[SB 1045 \(Blakespear\)](#) requires the Office of Planning and Research to develop a technical advisory on best practices for facilitating siting of compost facilities; requires cities and counties to consider updating the land use element to identify areas where it may be appropriate to locate compost facilities. *Held in Assembly Appropriations Committee.*

[SB 1048 \(Jones\)](#) strikes specified requirements from the definition of site plan for purposes of public display of architectural drawings. *Signed – Chapter 29, Statutes of 2024.*

[SB 1234 \(Allen\)](#) allows a local government to adopt a modification proposed by the Coastal Commission to certain land use programs through ministerial approval at the staff level. *Gutted and amended to a different subject.*

[SB 1418 \(Archuleta\)](#) requires cities and counties to adopt an ordinance that creates an expedited, streamlined permitting process for hydrogen-fueling stations. *Signed – Chapter 607, Statutes of 2024.*

[AB 98 \(Juan Carrillo\)](#) prohibits cities and counties, on or after January 1, 2026, from approving new or expanded logistics uses unless they meet specified standards, requires cities and counties to update their circulation elements to include truck routes, and imposes study requirements on the South Coast Air Quality Management District. *Signed – Chapter 931, Statutes of 2024.*

[AB 1801 \(Jackson\)](#) allows a supportive housing development using the by-right approval process in current law to also include administrative office space and parking. *Signed – Chapter 683, Statutes of 2024.*

[AB 1889 \(Friedman\)](#) establishes the Room to Roam Act, which requires a city or county to consider the impact of development on the movement of wildlife and habitat connectivity as part of the conservation element of its general plan. *Signed – Chapter 686, Statutes of 2024.*

[AB 2085 \(Bauer-Kahan\)](#) requires ministerial approval of a permit for a community clinic that provides reproductive health services in a zone where office, retail, parking, or health care is a permitted use. *Signed – Chapter 820, Statutes of 2024.*

[AB 2117 \(Joe Patterson\)](#) delays expiration of a development approval for the duration of any litigation over the project. *Signed – Chapter 270, Statutes of 2024.*

[AB 2371 \(Juan Carrillo\)](#) prohibits local governments from banning or requiring a permit other than an alarm system permit for certain electric fences that protect industrial or commercial property. *Signed – Chapter 235, Statutes of 2024.*

[AB 2427 \(McCarty\)](#) requires a city or county to take specified actions regarding the permitting of electric vehicle charging station in the public right-of-way. *Signed – Chapter 567, Statutes of 2024.*

[AB 2632 \(Wilson\)](#) prohibits a local agency from treating a thrift store differently from a retail store that sells similar new items. *Signed – Chapter 728, Statutes of 2024.*

[AB 2684 \(Bryan\)](#) requires the safety element of a city or county's general plan to consider the hazard of extreme heat. *Signed – Chapter 1009, Statutes of 2024.*

[AB 2712 \(Friedman\)](#) prohibits the City of Los Angeles from granting preferential parking permits to residents of new developments that are exempt from minimum parking requirements under existing law. *Signed – Chapter 415, Statutes of 2024.*

[AB 2904 \(Quirk-Silva\)](#) requires 20 days' notice, instead of 10 days, for zoning ordinances that affect the permitted uses of real property. *Signed – Chapter 747, Statutes of 2024.*

## **Local Agency Formation Commissions (LAFCO) and Boundary Changes**

[SB 1070 \(Padilla\)](#) extends the deadline for Imperial Valley Healthcare District to place a permanent funding mechanism on the ballot from March or November 2024 to November 2026. *Signed – Chapter 1013, Statutes of 2024. (This bill was not referred to the Senate Local Government Committee.)*

[SB 1209 \(Cortese\)](#) authorizes LAFCO to require an applicant to indemnify the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding that may stem from a LAFCO decision. *Signed – Chapter 886, Statutes of 2024.*

[SCR 163 \(Cortese\)](#) reaffirms the role of LAFCOs in ensuring orderly growth and efficient service delivery. *Failed in Senate Local Government Committee.*

[AB 2986 \(Wendy Carrillo\)](#) requires the County of Los Angeles to submit a report identifying the feasibility of forming a municipal advisory council, a local town council, or coordinating council that could represent the entire East Los Angeles community. *Died on the Senate Floor.*

## **Local Powers and Governance**

[SB 915 \(Cortese\)](#) authorizes cities with populations of 250,000 or greater, and cities that share a border with those cities, to enact an ordinance regulating certain aspects of autonomous vehicle service operations, if a service has been granted authorization by a state agency to operate in their jurisdiction. *Died in Assembly Transportation Committee.*

[SB 1220 \(Limon\)](#) precludes certain state and local agencies, along with 211 and 988 services, from contracting with out-of-state call centers and restricts the use of artificial intelligence and automated decision systems to replace a worker’s core job function. *Vetoed.*

[SB 1232 \(Grove\)](#) exempts portions of a county from the state’s organic waste collection requirements if a majority of property owners protest organic waste collection fees under Proposition 218. *Died in Senate Local Government Committee.*

[SB 1251 \(Stern\)](#) requires electrical utilities to enter into an agreement with a mosquito abatement or vector control district within 180 days of receiving a request to allow the district to inspect utility vaults for mosquito and other pest infestations and issues. *Signed – Chapter 464, Statutes of 2024.*

[SB 1291 \(Grove\)](#) authorizes the Clovis Veterans Memorial District in the County of Fresno to withdraw its funds from the control of the county treasurer and invest them in an alternative fashion. *Died in Senate Local Government Committee.*

[SB 1325 \(Durazo\)](#) allows public entities to use a “best value procurement method” when awarding contracts for goods over \$250,000 instead of awarding them utilizing the traditional “lowest responsible bidder” method. *Died in Assembly Appropriations Committee.*

[SB 1376 \(Gonzales\)](#) requires the Office of Planning and Research, starting on July 1, 2026, to develop and maintain a database with contracting data that participating local public entities will submit. *Held in Senate Appropriations Committee.*

[SB 1405 \(Ochoa Bogh\)](#) repeals the authority for Lake Arrowhead Community Services District to enforce covenants, conditions and restrictions on behalf of the Arrowhead Woods Architectural Committee. *Signed – Chapter 78, Statutes of 2024.*

[AB 892 \(Bains\)](#) subjects the Kern County Hospital Authority and the Kern Medical Center Foundation to certain record keeping requirements, imposes an annual audit requirement, and requires the Kern Medical Center Foundation to comply with the California Public Records Act. *Signed – Chapter 676, Statutes of 2024.*

[AB 1950 \(Wendy Carrillo\)](#) establishes a task force to make recommendations for compensation of displaced residents, business owners, and landowners, and their descendants, from the Chavez Ravine area in Los Angeles between 1950 and 1961, and requires the City of Los Angeles to construct a memorial. *Vetoed.*

[AB 1957 \(Wilson\)](#) expands a ten-county pilot program to allow all counties to use best-value contracting, and extends the sunset date on the authorization to January 1, 2030. *Signed – Chapter 58, Statutes of 2024.*

[AB 2079 \(Bennett\)](#) requires greater interagency coordination and public notice regarding applications to drill water wells and prohibit a local agency from approving new “large-diameter, high-capacity” wells within one-quarter mile of domestic wells and areas of significant land subsidence, unless specifically exempted. *Died in Senate Natural Resources and Water Committee.*

[AB 2192 \(Juan Carrillo\)](#) increases project cost limits specified in the Uniform Public Construction Cost Accounting Act and separates the negotiated contracts and purchase order limits from the force account limits. *Signed – Chapter 953, Statutes of 2024.*

[AB 2235 \(Lowenthal\)](#) allows the City of Long Beach and its Board of Harbor Commissioners to use specified procurement methods and processes for the Pier Wind project. *Signed – Chapter 707, Statutes of 2024.*

[AB 2257 \(Wilson\)](#) creates an exhaustion of administrative remedies procedure that, if a local agency chooses to implement it, requires ratepayers to bring an objection regarding a proposed property-related water or sewer fee or charge, prior to specified deadlines. *Signed – Chapter 561, Statutes of 2024.*

[AB 2455 \(Gabriel\)](#) enacts the Whistleblower Protection Enhancement Act, which makes various changes to the California Whistleblower Protection Act and the law regarding local whistleblower hotlines. *Signed – Chapter 568, Statutes of 2024.*

[AB 2522 \(Wendy Carrillo\)](#) increases the maximum compensation for board members of various air districts. *Signed – Chapter 406, Statutes of 2024.*

[AB 2557 \(Ortega\)](#) imposes a variety of reporting requirements on private companies and nonprofit entities that contract with local government entities to perform services that were, in the prior five years, performed by local government employees represented by an employee organization. *Held in Senate Appropriations Committee.*

[AB 2593 \(McCarty\)](#) authorizes a local agency within the County of Sacramento to enter into a joint powers agreement with any other local agency too operate a joint powers authority to assist the homeless. *Died on the Senate Floor.*

[AB 2661 \(Soria\)](#) allows the Westlands Water District to generate solar photovoltaic electricity and construct necessary facilities, including transmission lines and energy storage. *Signed – Chapter 573, Statutes of 2024.*

[AB 2735 \(Blanca Rubio\)](#) allows private water corporations to have the same authority as mutual water companies to enter into a risk-pooling joint powers authority or agreement. *Vetoed.*

[AB 2791 \(Wilson\)](#) allows cities and counties to prohibit sidewalk vendors from operating within 250 feet during operating hours of the entrances and exits of annual fairs and parking lots used for the fair. *Senate Local Government Committee.*

[AB 2813 \(Aguiar-Curry\)](#) enacts provisions to implement ACA 1 (Chapter 173, Statutes of 2023) which is scheduled for the November 2024 election. This includes providing definitions for ACA 1, and outlining the process for local agencies to approve bonds for affordable housing and public infrastructure that benefit from ACA 1's reduced voter threshold. *Signed – Chapter 155, Statutes of 2024.*

[AB 2939 \(Rendon\)](#) makes use of a local park by a nonprofit organization or Native American Tribe to provide interpretive services to no more than 30 participating park visitors at once to be an allowable public use of the local park. *Signed – Chapter 423, Statutes of 2024.*

[AB 2946 \(Valencia\)](#) provides that the Orange County Board of Supervisors can only appropriate district discretionary funds by majority vote, and requires the board to report discretionary funding decisions on its website. *Signed – Chapter 249, Statutes of 2024.*

[AB 3130 \(Quirk-Silva\)](#) requires a member of a board of supervisors to disclose a known family relationship with an officer or employee of a nonprofit entity before the county appropriates money to that nonprofit entity. *Signed – Chapter 251, Statutes of 2024.*

[AB 3233 \(Addis\)](#) allows a city or county to prohibit oil and gas operations in its jurisdiction or impose regulations, limits, or prohibitions on oil and gas development. *Signed – Chapter 550, Statutes of 2024.*



## **Local Tax and Fee Authority**

[SB 1072 \(Padilla\)](#) provides that, if a court determines that a fee or charge for a property-related service violates Proposition 218, then the local agency must credit that amount against the cost of providing the property related service. *Signed – Chapter 323, Statutes of 2024.*

[SB 1494 \(Glazer\)](#) prohibits a local agency, on or after January 1, 2024, from entering into, renewing, or extending sales and use tax rebate agreements with retailers in exchange for locating in their jurisdiction, and voids agreements entered into before that date on January 1, 2030. *Died on the Senate Floor.*

[AB 2443 \(Juan Carrillo\)](#) allows the Cities of Victorville, Lancaster, and Palmdale to impose a district tax, by ordinance or voter initiative, of up to 1% even if it exceeds the 2% cap. *Signed – Chapter 961, Statutes of 2024.*

[AB 3259 \(Wilson\)](#) allows Solano County and its cities to impose transactions and use taxes that exceed the 2% countywide cap. *Signed - Chapter 852, Statutes of 2024.*

## **Redevelopment and Infrastructure Financing**

[SB 955 \(Seyarto\)](#) requires the Governor’s Office of Planning & Research to establish the Infrastructure Gap-Fund Program to provide grants to cities, counties, or a city and county. *Held in Senate Appropriations Committee.*

[SB 1140 \(Caballero\)](#) makes a series of changes to the enhanced infrastructure financing district formation process, and expands the type of projects that these districts and other similar districts can finance to include projects that improve air quality. *Signed – Chapter 599, Statutes of 2024.*

[AB 761 \(Friedman\)](#) allows an enhanced infrastructure financing district enacted primarily to develop and construct passenger rail projects in Los Angeles County to last 75 years instead of 45 years if they receive specified federal transportation loans. *Signed – Chapter 344, Statutes of 2024.*

[AB 930 \(Friedman\)](#) allows local agencies to create Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts and provides these new districts various financing powers. *Held in Senate Appropriations Committee.*

[AB 1819 \(Waldron\)](#) allows enhanced infrastructure financing districts to finance specified firefighting equipment if the district is at least partially in a high or very high fire hazard severity zone. *Signed – Chapter 357, Statutes of 2024.*

[AB 2157 \(Bonta\)](#) enacts a statutory lien to secure certificates of participation issued by the City of Alameda Health Care District. *Signed – Chapter 148, Statutes of 2024.*

[AB 2488 \(Ting\)](#) allows the City and County of San Francisco to create a Downtown Revitalization and Economic Recovery Financing District to finance commercial-to-residential conversion projects using incremental property tax revenues. *Signed – Chapter 274, Statutes of 2024.*

[AB 2922 \(Garcia\)](#) reinstates the Capital Investment Incentive Program until January 1, 2035, and expands the program to cover lower initial investment amounts if a project proponent meets additional job creation requirements. *Signed – Chapter 581, Statutes of 2024.*

[ACA 10 \(Aguilar-Curry\)](#) directs the Secretary of State to make amendments to ACA 1 (Chapter 173, Statutes of 2023) which is scheduled for the November 2024 election. ACA 10 mainly removes the ability for local agencies to pass special taxes for public infrastructure and affordable housing with a 55% vote, but retains this authority for local bonds. *Signed – Chapter 134, Statutes of 2024.*

## **Surplus Land Act**

[SB 1134 \(Caballero\)](#) repeals the Department of Housing and Community Development's exemption from the Administrative Procedures Act for adopting guidelines to implement the Surplus Land Act. *Died on the Assembly Floor.*

[SB 1439 \(Ashby\)](#) exempts land for health facilities from the Surplus Land Act. *Died in Assembly Housing and Community Development Committee.*