

**Senate Committee on Local Government**  
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**TO:** People Interested in Local Government Legislation  
**FROM:** Senator María Elena Durazo, Chair  
**DATE:** December 12, 2025  
**SUBJECT: Summary of significant legislation heard in 2025**

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 2025. 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**

SB 239 (Arreguin) allows subsidiary bodies of a local agency to teleconference meetings without having to notice and make publicly accessible each teleconference location. *Senate Floor.*

SB 707 (Durazo) makes various changes to the rules for public meetings pursuant to the Brown Act, including translation requirements, remote participation for the public, and teleconferencing flexibility. *Signed—Chapter 327, Statutes of 2025.*

AB 259 (Rubio) extends, until January 1, 2030, the sunset date of January 1, 2026, on provisions of law enacted by AB 2449 (Blanca Rubio, Chapter 285, Statutes of 2022), which allowed members of a legislative body of a local agency to use teleconferencing without identifying each teleconference location in the notice and agenda of the meeting, and without making each teleconference location accessible to the public, under specified conditions. *In Senate Local Government Committee.*

AB 409 (Arambula) extends, until January 1, 2030, the sunset date on the provisions of law enacted by AB 1855 (Arambula, Chapter 232, Statutes of 2024), which allowed a community college student body association or any other student-run community college organization to teleconference without meeting all of the teleconferencing requirements of the Brown Act. *In Senate Local Government Committee.*

AB 467 (Fong) extends, until January 1, 2030, the sunset date of January 1, 2026, on provisions of law enacted by SB 411 (Portantino, Chapter 605, Statutes of 2023), which allowed a neighborhood council in the City of Los Angeles to teleconference without meeting all of the teleconferencing requirements of the Brown Act. *In Senate Local Government Committee.*

## **Elections and Redistricting**

AB 699 (Stefani) permits a local jurisdiction submitting a local ballot measure to choose how specific information will appear on the ballot label for specified tax or bond measures. *Vetoed.*

AB 1441 (Soria) creates the Citizens Redistricting Commission in the County of Merced (CRCCM) and tasks it with establishing supervisorial districts for Merced County following the federal decennial census. *Signed—Chapter 730, Statutes of 2025.*

## **Housing**

SB 9 (Arreguin) specifies that a local ordinance implementing Accessory Dwelling Unit (ADU) Law is null and void if the local agency fails to submit a copy of the ordinance to the Department of Housing and Community Development (HCD) or if the local agency fails to respond to HCD's findings within specified timeframes. *Signed—Chapter 510, Statutes of 2025.*

SB 21 (Durazo) allows demolition of single-room occupancy units without full replacement of demolished units if the units are converted into affordable housing. *Signed—Chapter 511, Statutes of 2025.*

SB 79 (Wiener) requires a housing development project within a specified radius of existing or currently proposed major transit-oriented development (TOD) stop, as defined, be an allowable use on a site zoned for residential, mixed, or commercial development, if the housing development meets certain requirements. This bill also allows a transit agency to adopt TOD zoning standards for district-owned land located in a TOD zone. *Signed—Chapter 512, Statutes of 2025.*

SB 92 (Blakespear) limits the ability of development proponents to apply concessions, incentives, and development waivers under Density Bonus Law (DBL) to nonresidential uses, including hotel uses, as specified. *Signed—Chapter 484, Statutes of 2025.*

SB 543 (McNerney) makes numerous organizational, technical and clarifying changes to Accessory Dwelling Unit (ADU) Law and Junior ADU (JADU) Law. *Signed—Chapter 520, Statutes of 2025.*

SB 625 (Wahab) (1) creates a streamlined ministerial approval process for rebuilding residential structures damaged in a disaster; (2) establishes timelines for homeowners associations (HOAs) to review development proposals; (3) limits the scope of covenants and other instruments that would prohibit a property owner from rebuilding a residential structure destroyed in a declared disaster; and, (4) prohibits local agencies from preventing property owners from living in a mobile home on their property for up to three years following a disaster. *Signed—Chapter 548, Statutes of 2025.*

SB 677 (Wiener) makes a series of substantive and technical changes to SB 9 (Atkins, Chapter 162, Statutes of 2021) and SB 35 (Wiener, Chapter 366, Statutes of 2017) which streamlined ministerial approval for specific types of housing developments and parcel subdivisions. *In Senate Housing Committee.*

SB 838 (Durazo) revises the definition of housing development project in the Housing Accountability Act (HAA) to exclude projects that include any hotel or motel space in the commercial portion of a project. *Signed—Chapter 789, Statutes of 2025.*

AB 87 (Boerner) provides that a local government is not required to grant a concession or incentive under Density Bonus Law (DBL) to a hotel or motel as part of a housing development project, as specified. *Signed—Chapter 486, Statutes of 2025.*

AB 253 (Ward, Quirk Silva, Rivas) allows, until January 1, 2036, an applicant for specified residential building permits to contract with or employ a private professional provider to check plans and specifications if the county or city estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days. *Signed—Chapter 487, Statutes of 2025.*

AB 457 (Soria) expands an existing streamlined, ministerial approval process for farmworker housing established by AB 1783 (R. Rivas, Chapter 866, Statutes of 2019). *Signed—Chapter 490, Statutes of 2025.*

AB 507 (Haney) establishes the Office to Housing Conversion Act, creates a streamlined, ministerial approvals process for adaptive reuse projects, as defined, and provides certain financial incentives for the adaptive reuse of existing buildings. *Signed—Chapter 493, Statutes of 2025.*

AB 610 (Alvarez) requires a local government's housing element to include a potential and actual governmental constraints disclosure statement containing specified potential constraints that the local government can anticipate adopting during the first three years of the subsequent planning period, among other requirements. *Signed—Chapter 494, Statutes of 2025.*

AB 648 (Zbur) exempts community college districts (CCDs) from complying with local zoning ordinances for university housing development projects that are constructed on property owned or leased by the CCD, under certain conditions. This bill also stipulates that if the project includes housing units for faculty or staff, a portion of those units be made available at affordable rent levels to extremely low income and lower income faculty and staff. *Signed—Chapter 378, Statutes of 2025.*

AB 660 (Wilson) makes various changes to the time limits and procedures for local agency review and approval of post-entitlement permits, as specified. *Held in Senate Appropriations Committee.*

AB 818 (Avila Farias) requires a local agency to approve a permit for specified structures intended to be used by a person until the rebuilding or repairing of a property destroyed or damaged by a natural disaster is complete. *Signed—Chapter 534, Statutes of 2025.*

AB 893 (Fong) expands the Affordable Housing and High Road Jobs Act of 2022, established by AB 2011 (Wicks, Chapter 647, Statutes of 2022), to apply to campus development zones, as defined. *Signed—Chapter 500, Statutes of 2025.*

AB 920 (Caloza) requires a city or county with a population of 150,000 or more persons to, no later than January 1, 2028, establish a centralized application portal for housing development projects online. *Signed—Chapter 501, Statutes of 2025.*

AB 956 (Quirk-Silva) allows for the streamlined and ministerial approval of up to two detached accessory dwelling units (ADUs) on lots with an existing or proposed single-family dwelling. *In Senate Housing Committee.*

AB 1007 (Rubio) expedites timelines for approval or disapproval by a public agency acting as the “responsible agency” for residential and mixed-use development projects. *Signed—Chapter 502, Statutes of 2025.*

AB 1021 (Wicks, Muratsuchi) makes changes to AB 2295 (Bloom, Chapter 652, Statutes of 2022), which authorized a housing development project as an allowable use on any real property owned by a local educational agency (LEA), as specified, and adds housing on LEA property to an existing exemption in the California Environmental Quality Act (CEQA). *Signed—Chapter 503, Statutes of 2025.*

AB 1061 (Quirk-Silva) modifies historic resource designations that limit the single-family parcels eligible for ministerial approval of an urban-lot split or a duplex development under SB 9 (Atkins, Chapter 162, Statutes of 2021) by deleting the absolute exemption for historic districts in SB 9 and instead excluding SB 9 duplex developments and urban lot splits on parcels or properties individually listed as historic resources or landmarks, as specified. *Signed—Chapter 505, Statutes of 2025.*

AB 1154 (Carrillo) limits owner-occupancy requirements for junior accessory dwelling units (JADUs). *Signed—Chapter 507, Statutes of 2025.*

AB 1206 (Harabedian) requires local agencies to develop a program for the preapproval of single-family and multifamily residential housing plans, as specified, and include information on their annual progress reports (APRs) regarding the number of residential housing units that are approved using a preapproved housing plan. *Held in Senate Appropriations Committee.*

AB 1276 (Carrillo) extends the “vesting” rights that apply to local agency reviews of housing developments under the Housing Crisis Act (HCA) to also apply to the rules, regulations, and requirements imposed by other public agencies. The bill would also extend the “reasonable person” standard, as specified, to public agency determinations of whether a housing development project is consistent, compliant, and in conformity with applicable plans, policies, and ordinances for purposes of the Permit Streamlining Act (PSA). *Held in Senate Appropriations Committee.*

AB 1294 (Haney) requires cities and counties to deem an application for a housing development entitlement complete once the applicant submits specified information, and directs HCD to develop a standardized housing entitlement application that cities and counties must accept. *In Senate Local Government Committee.*

AB 1308 (Hoover) requires the building department of every city or county to conduct an inspection of permitted work within 10 business days of receiving notice of the completion of permitted work authorized by a building permit issued for specified housing projects. *Signed—Chapter 509, Statutes of 2025.*

## **Impact Fees**

SB 358 (Becker) requires local agencies to reduce vehicle mitigation fees for housing developments near transit unless they make findings supported by substantial evidence in the record that projects are not expected to reduce automobile trips. *Signed—Chapter 515, Statutes of 2025.*

SB 499 (Stern) allows local agencies to collect impact fees for parks earlier than certificate of occupancy if they are identified in its safety element, or, for the next five years, its local hazard mitigation plan. *Signed—Chapter 543, Statutes of 2025.*

## Land Use Planning and Development

SB 282 (Wiener) establishes limits and requirements for local agency permitting of residential heat pump HVAC systems and heat pump water heaters. *Held in Senate Appropriations Committee.*

SB 283 (Laird) requires a developer of a battery energy storage system to meet and confer with, and receive an inspection prior to operation from, the local fire suppression authority. *Signed—Chapter 407, Statutes of 2025.*

SB 322 (Menjivar) authorizes a city or county to establish an urban equestrian inclusion zone to enter into voluntary contracts with landowners to restrict the use of the land to equestrian activities. *Held in Assembly Appropriations Committee.*

SB 415 (Reyes) makes various changes to AB 98 (Carrillo and Reyes, Chapter 931, Statutes of 2024), which regulates warehouse development. *Signed—Chapter 316, Statutes of 2025.*

SB 611 (Richardson) reenacts, as an urgency measure, provisions of law that prohibit a court from invalidating a development approval that was granted based on a community plan that meets specified criteria, if the development was approved or had a complete application prior to the community plan being invalidated. *Signed—Chapter 228, Statutes of 2025.*

SB 629 (Durazo) establishes a new post-wildfire safety area designation; and requires the State Fire Marshal to designate post-wildfire safety areas which trigger state fire protection standards; and requires Fire Hazard Severity Zones to be based upon additional criteria, including post-wildfire safety areas, as specified. *Vetoed.*

SB 786 (Arreguin) makes various changes to existing procedures and remedies for judicial challenges of whether or not a local jurisdiction's general plan, or any element thereof, complies with existing law. *Signed—Chapter 526, Statutes of 2025.*

SB 815 (Allen) requires local agencies to update relevant general plan elements to incorporate wildfire preparedness and planning strategies, as specified. *Held in Senate Appropriations Committee.*

AB 39 (Zbur) requires each city and county, by January 1, 2030, to adopt a plan, or amend its general plan, to identify various goals, objectives, policies, and implementation measures regarding electrification of transportation and buildings. *Signed—Chapter 356, Statutes of 2025.*

AB 93 (Papan) requires a data center operator to provide its estimated or actual water use to its water supplier as a condition of obtaining or renewing a business license issued by a city or county. *Vetoed.*

AB 671 (Wicks, Gabriel) requires a local building department to allow an applicant to have a qualified professional certifier certify that the plans for a tenant improvement relating to a restaurant comply with applicable building, health, and safety codes. *Signed—Chapter 470,*

*Statutes of 2025.*

AB 735 (Carrillo) makes various changes to AB 98 (Carrillo and Reyes, Chapter 931, Statutes of 2024), which regulates warehouse development. *Senate Floor.*

AB 752 (Avila Farias) provides that a daycare center that is colocated with multifamily housing shall be considered a residential use of property and a use by right. *Signed—Chapter 164, Statutes of 2025.*

AB 782 (Quirk-Silva) prohibits the Real Estate Commissioner (Commissioner) of the Department of Real Estate from requiring a security in connection with a subdivision improvement if the Commissioner finds that sufficient security has been furnished to a local agency for the same improvement. *Senate Floor.*

AB 1156 (Wicks) makes a number of changes to law governing the conversion of Williamson Act contracts into a solar-use easement. *Assembly Floor.*

AB 1332 (Ahrens) authorizes, until January 1, 2029, a licensed cannabis microbusiness to ship medicinal cannabis directly to a medicinal cannabis patient, as specified. *Vetoed.*

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

SB 489 (Arreguin) requires local agency formation commissions (LAFCOs) to post their application packets for changes of organization on their websites and makes minor changes to the Permit Streamlining Act (PSA). *Signed—Chapter 518, Statutes of 2025.*

SB 777 (Richardson) revises the timeframe and stakeholder participants for the Cemetery and Funeral Bureau to convene a workgroup from July 1, 2027 to March 1, 2026, and provide a report to the Legislature no later than June 1, 2026, instead of January 1, 2028, summarizing the discussions of the workgroup. *Signed—Chapter 658, Statutes of 2025.*

## **Local Powers and Governance**

SB 255 (Seyarto) requires every county, on or before January 1, 2027, to establish a program to notify the parties to a deed, quitclaim deed, mortgage, or deed of trust within 30 days of recordation of such a document. *Signed—Chapter 351, Statutes of 2025.*

SB 276 (Wiener) allows, until January 1, 2031, the City and County of San Francisco to adopt an ordinance requiring a permit for the sale on public property of merchandise that it has determined is a common target of retail theft. *Signed—Chapter 406, Statutes of 2025.*

SB 299 (Cabaldon) repeals the requirement that an ordinance be enacted at least five days after it is introduced and allows a local government to deem certain zoning ordinances to be subject to a streamlined, ministerial process. *Senate Floor.*

SB 394 (Allen) (1) allows local agencies to establish ordinances specific to water theft from hydrants, (2) modifies penalties for other water theft ordinances, and (3) adds theft from fire hydrants to provisions of existing law related to civil suits for water theft. *Signed—Chapter 540, Statutes of 2025.*

SB 445 (Wiener) directs the High-Speed Rail Authority (HSRA), in consultation with specified entities, to develop both internal rules governing HSRA's engagement of specified utilities to ensure coordination and cooperation in relocating utility infrastructure and regulations governing local agency permits and approvals. *Held in Assembly Appropriations Committee.*

SB 482 (Weber Pierson) requires city and county officials to electronically submit an updated list of local officials to the Secretary of State (SOS) within 120 days of each general election. *Signed—Chapter 762, Statutes of 2025.*

SB 485 (Reyes) the authority of the county board of supervisors to remove an appointed public defender at will, instead requiring a three-fifths vote of the board for neglect of duty, malfeasance or misconduct in office, or other good cause. *Vetoed.*

SB 515 (Richardson) requires cities and counties, when collecting demographic data on the ancestry and ethnic origins of newly hired employees, to include additional categories for African Americans relating to their status as descendants of enslaved persons. *Signed—Chapter 768, Statutes of 2025.*

SB 580 requires the Attorney General, on or before July 1, 2026, to publish model policies for state and local agencies and the databases they operate relating to interaction with immigration authorities, and requires local and state agencies to implement these policies or an equivalent by January 1, 2027. *Signed—Chapter 670, Statutes of 2025.*

SB 634 (Perez) prohibits a local jurisdiction from adopting a local ordinance, or enforcing an existing ordinance, that prohibits a person or organization from providing support services to a person who is homeless or assisting with acts related to basic survival. *Signed—Chapter 521, Statutes of 2025.*

SB 635 (Durazo) prohibits an agency or department of a local authority that regulates street vendors or compact mobile food operations, or that enforces sidewalk vending regulations, from collecting citizenship or criminal background data. This bill also limits the activities that a local government can do related to immigration enforcement. *Signed—Chapter 463, Statutes of 2025.*

SB 753 (Cortese) expands the authority for cities and counties to recover costs for retrieving shopping carts and returning them to their owners. *Signed—Chapter 785, Statutes of 2025.*

SB 757 (Richardson) allows, until January 1, 2035, a city or county to collect fines for specified violations related to the nuisance abatement using a nuisance abatement lien or a special assessment. *Vetoed.*

SB 781 (Reyes) requires the Office of the Small Business Advocate (OSBA) to increase small

business participation in procurement opportunities by working with local agencies to facilitate the creation of Small Business Utilization Programs to support this goal. The bill also modifies applicant eligibility criteria for the California Small Business Technical Assistance Program (TAP) for grants OSBA administers. *Held in Assembly Appropriations Committee.*

SB 827 (Gonzalez) modifies existing ethics training requirements and adds a new ethical, fiscal, and financial training requirement for local officials. *Signed—Chapter 661, Statutes of 2025.*

AB 385 (Ramos) authorizes the County of San Bernardino to dispose of up to 4.2 acres of property at Glen Helen Regional Park, including property acquired or improved with state grant monies, subject to the acquisition of replacement park property. *Signed—Chapter 259, Statutes of 2025.*

AB 428 (Rubio) grants private water corporations the same authority as mutual water companies to enter into a risk-pooling joint powers authority or agreement. *Signed—Chapter 151, Statutes of 2025.*

AB 523 (Irwin) authorizations allows, until January 1, 2030, certain members of the Metropolitan Water District of Southern California board to assign a proxy to cast their vote under specified conditions. *Signed—Chapter 266, Statutes of 2025.*

AB 532 explicitly allows a public urban retail water supplier to provide water rate assistance to its ratepayers. *Held in Senate Appropriations Committee.*

AB 533 (Flora) allows a health care district that owns or operates a hospital or clinic to use the design-build contracting method for the construction of or improvements to a hospital or health facility building. *Signed—Chapter 35, Statutes of 2025.*

AB 632 (Hart) allows a local agency, upon the exhaustion of administrative and judicial appeals and specified noticing procedures, to obtain a final judgment and impose liens to enforce administrative fines and penalties for violations of specified cannabis laws, housing laws, and fire hazard laws. *Vetoed.*

AB 769 (Wilson) makes numerous changes to the laws governing regional park and open-space districts (RPOSJs). *Signed—Chapter 166, Statutes of 2025.*

AB 810 (Irwin) adds special districts, joint powers authorities (JPAs), and other political subdivisions to the list of local agencies required to use “.gov” or “.ca.gov” domain names for internet websites and email addresses accessible to the public. This bill allows a community college and community college district to satisfy these requirements with a “.edu” domain. *In Assembly Appropriations.*

AB 1108 (Hart) prohibits a sheriff-coroner from determining the circumstances, manner, and cause of death for any in-custody death in any county where the offices of the sheriff and the coroner are combined. The bill instead requires the sheriff-coroner to contract with another county or a private third party medical examination provider, as specified, to determine the

manner, circumstances, and cause of the in-custody death. *Signed—Chapter 389, Statutes of 2025.*

## **Local Tax and Fee Authority**

SB 346 (Durazo) enacts the Short-Term Rental Facilitator Act of 2025, which permits local agencies to enact ordinances to require short-term rental facilitators to provide specified information on their platform's rentals to the local agency. *Signed—Chapter 751, Statutes of 2025.*

SB 423 (Gonzalez) limits the authority of the City of Los Angeles to impose a documentary transfer tax and authorizes a local agency administering an affordable housing program to enter into a regulatory agreement containing a provision regarding curing an event of default or waive, modify, amend, or delete a provision of a regulatory agreement regarding curing an event of default, as specified. *In Assembly Local Government Committee.*

AB 698 (Wicks, Mark Gonzalez) requires, before a legislative body adopts any transfer tax on the sale of real property, the legislative body to provide an analysis that examines the effect of the proposed tax. *In Senate Rules Committee.*

AB 1112 (Wallis) repeals the requirement for Riverside County to reduce the amount of property taxes distributed to the City of Rancho Mirage due to the creation of a community services district. *Senate Floor.*

AB 1430 (Bennett) increases county recording fees and makes various changes to the allocation of these fees. *Vetoed.*

## **Public Contracting**

SB 409 (Archuleta) increases the threshold for alteration or repair work on county buildings that must be completed by contract from \$50,000 to \$125,000 in counties with at least nine million residents. *Signed—Chapter 52, Statutes of 2025.*

SB 598 (Durazo) authorizes a local agency to use the construction manager/general contractor (CM/GC) project delivery method for specified water infrastructure projects until January 1, 2031. *Signed—Chapter 655, Statutes of 2025.*

## **Redevelopment and Infrastructure Financing**

SB 5 (Cabaldon) prohibits enhanced infrastructure financing districts (EIFD)s and community revitalization and investment areas (CRIA)s from including taxes levied upon parcels enrolled in a Williamson Act or farmland security zone contract. *Vetoed.*

SB 74 (Seyarto) requires the Office of Land Use and Climate Innovation to establish the Infrastructure Gap-Fund Program. *Held in Assembly Appropriations Committee.*

SB 516 (Ashby) enacts the California Capital City Downtown Revitalization Act, which creates a new type of enhanced infrastructure financing district (EIFD) specific to Downtown Sacramento and specifies that any EIFD can receive state funds to support its activities. *Signed—Chapter 769, Statutes of 2025.*

SB 545 (Cortese) directs the Governor's Office of Business and Economic Development (GoBiz) to commission a study, to be completed by January 1, 2028, and submitted to the Legislature, on economic opportunities along the corridor of the California high-speed rail project (CAHSR) and other high-speed rail projects in California that are planned to directly connect to CAHSR. *Held in Assembly Appropriations Committee.*

SB 549 (Allen) removes the authority for a subset of EIFDs to receive sales and use tax revenue and authorizes Los Angeles County to establish a Resilient Rebuilding Authority. *In Assembly Local Government Committee.*

SB 782 (Perez) creates a subcategory of climate resilience districts to finance disaster recovery efforts. *Signed—Chapter 552, Statutes of 2025.*

AB 417 (Carrillo) makes various changes to the laws for local agencies to create enhanced infrastructure financing districts (EIFDs) and community revitalization and investment authorities (CRIAs). *Signed—Chapter 260, Statutes of 2025.*

AB 1445 (Haney) expands Downtown Revitalization and Economic Recovery Financing Districts authorized by AB 2488 (Ting, Chapter 274, Statutes of 2024) statewide. *Signed—Chapter 642, Statutes of 2025.*

## **Surplus Land Act**

AB 76 (Alvarez) modifies the affordability and density requirements of the Surplus Land Act (SLA) exemption that applies to land subject to a sectional planning document adopted prior to January 1, 2019. *Vetoed.*