

South Bay Cities Council of Governments

October 16, 2025

TO: SBCCOG Legislative Briefing

FROM: Jacki Bacharach, Executive Director
David Leger, Program Manager

RE: Bills to Monitor – Status as of October 6, 2025

NOTE: October 12 – Last day for Governor to sign or veto bills passed by the Legislature

PENDING GOVERNOR’S ACTION

		Position	Bill status
FINANCE (REVENUE/TAXATION)			
AB 888 (Rubio)	California Safe Homes grant program. This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account. By depositing general fund money into a continuously appropriated account, the bill would make an appropriation. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.	SUPPORT (4/27/25) (letter sent 8/6/25) LCC: SUPPORT	9/24/25 Enrolled and presented to the Governor.

SB 346 (Durazo)	Local agencies: transient occupancy taxes: short-term rental facilitator. This bill would require short-term rental facilitators, at the request of a city, to provide the property address of a short-term rental listing to a city and would provide cities audit authority for transient occupancy taxes collected and remitted by short-term rental facilitators.	SUPPORT (8/11/25) (letter sent 9/18/25) LCC: SPONSOR	9/9/25 Enrolled and presented to the Governor.
HOUSING			
AB 253 (Ward)	California Residential Private Permitting Review Act: residential building permits. This bill would allow an applicant for specified residential building permits (1-10 residential units and having no floors used for human occupancy more than 40ft above ground level) to contract with or employ a private professional provider to check plans and specifications if the county/city building department estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.	OPPOSE (4/24/25) (letter sent 9/18/25) LCC: NEUTRAL	9/24/25 Enrolled and presented to the Governor.
AB 507 (Haney)	Adaptive Reuse: Streamlining: Incentives. This measure would require local governments to ministerially approve adaptive reuse office-to-residential conversion projects statewide. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the site's change of use from non-residential to residential or mixed-use.	OPPOSE (4/27/25) (letter sent 9/18/25) LCC: OPPOSE UNLESS AMENDED	9/23/25 Enrolled and presented to the Governor.
AB 670 (Quirk-Silva)	Planning and zoning: housing element: converted affordable housing units. This bill would authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons of low, very low, extremely low, or acutely low income at an affordable rent or housing cost for at least 55 years.	SUPPORT (4/27/25) (letter sent 9/18/25) LCC: SUPPORT	9/24/25 Enrolled and presented to the Governor.
AB 726 (Avila Farias)	Planning and zoning: annual report: rehabilitated units. This bill would allow a local government to include in its annual progress report on RHNA progress, the number of units of existing deed-	SUPPORT (6/26/25)	9/24/25 Enrolled and presented to the Governor.

	restricted affordable housing with an average affordability no greater than 45% of area median income that are at least 15 years old and have been substantially rehabilitated with at least \$60,000 per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. The units would not be considered in determining requirements for purposes of an application for streamlined, ministerial approval process under SB 35.	(letter sent 9/18/25) LCC: SUPPORT	
AB 893 (Fong)	Housing Development Projects: Objective Standards: Campus Development Zone. This measure would require local agencies to ministerially approve a residential project for low-income faculty, staff, and students if the project is proposed on parcels within a half-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.	OPPOSE (4/27/25) (letter sent 9/18/25) LCC: OPPOSE UNLESS AMENDED	9/15/25 Enrolled and presented to the Governor.
AB 1061 (Quirk-Silva)	Housing developments: urban lot splits: historical resources. This bill would limit some of the historical district exemptions for SB 9 projects (urban lot splits on single-family zoned parcels). Instead of disallowing SB 9 projects in historic districts, local governments may only disallow the project if it is on a historical landmark or if it is a contributing structure within a historic district.	OPPOSE (8/11/25) (letter sent 9/18/25) LCC: OPPOSE	9/15/25 Enrolled and presented to the Governor.
AB 1154 (Carrillo)	Accessory dwelling units: junior accessory dwelling units. This measure would prohibit local agencies from having owner-occupancy requirements for Junior ADUs if they have sanitation facilities separate from the main residence and requires that the rental of a Junior ADU be for a term longer than 30 days, prohibiting them from being used as short term rentals.	OPPOSE (4/24/25) (letter sent 9/18/25) LCC: NEUTRAL	9/9/25 Enrolled and presented to the Governor.
SB 79 (Wiener)	Planning and zoning: housing development: transit-oriented development. This bill would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.	OPPOSE (4/27/25) (letter sent 9/18/25) LCC: OPPOSE	9/23/25 Enrolled and presented to the Governor.

SB 358 (Becker)	Mitigation Fee Act: Mitigating Vehicular Traffic Impacts. This bill would require local agencies to reduce traffic impact fees by at least 50% if a proposed development project is located within a transit priority area or if a major transit stop is planned to be completed before or within one year from the scheduled completion and occupancy of the housing development or if the development project is located a half a mile from three or more from the following: a restaurant, coffee shop, supermarket, grocery store, hardware store, park, pharmacy, drugstore, or bar.	OPPOSE (4/27/25) (letter sent 9/18/25) LCC: OPPOSE	9/16/25 Enrolled and presented to the Governor.
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EMERGENCY MANAGEMENT			
AB 986 (Muratsuchi)	State of emergency and local emergency: landslides and climate change. This bill would include a landslide among those conditions constituting a state of emergency or local emergency.	SUPPORT (5/22/25) (letter sent 9/18/25) LCC: SUPPORT	10/2/25 Vetoed by Governor.
ENVIRONMENTAL			
SB 454 (McNerney)	State Water Resources Control Board: PFAS mitigation program. This bill would, upon appropriation by the Legislature, create the PFAS Mitigation Fund to support cities and local water agencies treat and remediate PFAS from water and wastewater supplies.	SUPPORT (8/11/25) (letter sent 9/18/25) LCC: SPONSOR	10/2/25 Vetoed by Governor

NEW LAWS

TRANSPORTATION			
AB 875 (Muratsuchi)	Vehicle removal. This bill would authorize a peace officer to remove an electric bike operated on the highway that is capable of speeds greater than any speed permitted for an electric bicycle as specified. This bill would also authorize a peace officer to remove a bicycle operated by a person who (1) is under 16 years of age and	SUPPORT (4/27/25) (letter sent 9/18/25)	10/1/25 Approved by the Governor. Chapters by Secretary of State.

	is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	LCC: SUPPORT	
GOVERNANCE			
SB 707 (Durazo)	<p>Open meetings: meeting and teleconference requirements. This bill would make significant changes to the Brown Act including, but not limited to:</p> <p>Create a new “eligible legislative body” including a city council with city population over 30k; a county board of supervisors with a county population over 30k; a city council of a city located in a county with a population over 600k; and the board of directors of a special district whose boundaries include a population of over 200k and that has a website.</p> <ul style="list-style-type: none"> - Until January 1, 2030 requires “eligible legislative bodies” to: <ul style="list-style-type: none"> o Provide two-way telephone/audiovisual access to attend a meeting to the public (except if that service is not available at the meeting location) o Allow public comments through telephone/audiovisual with the same time allotment as in-person o Reasonably assist the public who wish to translate a public meeting into any language o Encourage residents to participate by having a system for electronically accepting and fulfilling requests for meeting agendas/docs; create and maintain a webpage dedicated to public meetings with a link to info on the public meeting process, how the public can participate, a calendar of all public meeting dates/times/locations, and the agenda o Make reasonable efforts to invite groups that do not traditionally participate o Require agenda and webpage translations into all applicable languages which is defined as languages 	<p>OPPOSE UNLESS AMENDED (8/11/25) (letter sent 9/18/25)</p> <p>LCC: OPPOSE UNLESS AMENDED</p>	<p>10/3/25 Approved by the Governor. Chapered by Secretary of State</p>

	<p>spoken jointly by 20% or more of the population in the city or county in which the body is located that speaks English less than “very well” and jointly speaks a language other than English per data from the most recent American Community Survey</p> <ul style="list-style-type: none"> ○ Require the body make available a physical location freely accessible to the public in reasonable proximity to the posted agenda where the public can post additional translations of the agenda <ul style="list-style-type: none"> - Allows an eligible multijurisdictional body to conduct a teleconference meeting with specific requirements including: <ul style="list-style-type: none"> ○ Adopting a resolution authorizing use of teleconferencing at regular meetings ○ At least a quorum of the members attend from one or more physical locations that are open to the public within the boundaries of the agency ○ A member may participate remotely if each member who plans to participate remotely is identified on the agenda and they participate through two-way AV and the location must be more than 20 miles each way from the physical location of the meeting ○ Limits the number of times a member may use these provisions to 5/yr - Revises and recasts teleconference provisions of the Brown Act that apply during states of emergency to also include local emergencies - Requires a local agency to provide a copy of the Brown Act to any person elected or appointed to serve as a member of the legislative body - Extends the period a petitioner has to submit a cease-and-desist letter from 9 to 12 months after an alleged Brown Act violation 		
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