

South Bay Cities Council of Governments

September 25, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of September 18, 2025

NOTE: **BOLD recommendation & status** indicates bill added since last Board meeting

		Position	Bill status
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	9/12/25 To Engrossing and Enrolling
ENVIRONMENT			
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	9/17/25 Enrolled and presented to the Governor
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,	SUPPORT (4/27/25) (letter sent 8/6/25)	9/19/25 To Engrossing and Enrolling

	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.	LCC: SUPPORT	
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
GOVERNANCE			
SB 707 (Durazo)	Open meetings: meeting and teleconference requirements. This bill would make significant changes to the Brown Act including, but not limited to: <ul style="list-style-type: none"> - 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. - 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) 	OPPOSE UNLESS AMENDED (8/11/25) (letter sent 9/18/25) LCC: OPPOSE UNLESS AMENDED	9/13/25 Assembly floor

	<ul style="list-style-type: none"> ○ Allow public comments through telephone/audiovisual with the same time allotment as in-person ○ Reasonably assist the public who wish to translate a public meeting into any language ○ 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 ○ Make reasonable efforts to invite groups that do not traditionally participate ○ Require agenda and webpage translations into all applicable languages which is defined as languages 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 according to data from the most recent American Community Survey ○ 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 - 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 		
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	<ul style="list-style-type: none"> ○ 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 of time a petitioner has to submit a cease and desist letter from 9 to 12 months after an alleged Brown Act violation 		
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	9/12/25 To Engrossing and Enrolling
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	OPPOSE (4/27/25) (letter sent 9/18/25)	9/12/25 To Engrossing and Enrolling

	impacts resulting from the site's change of use from non-residential to residential or mixed-use.	LCC: OPPOSE UNLESS AMENDED	
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	9/12/25 To Engrossing and Enrolling
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-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.	SUPPORT (6/26/25) (letter sent 9/18/25) LCC: SUPPORT	9/12/25 To Engrossing and Enrolling
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	9/12/25 To Engrossing and Enrolling
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
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 is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	SUPPORT (4/27/25) (letter sent 9/18/25) LCC: SUPPORT	9/4/25 Enrolled and presented to the Governor

2025 State Legislative Calendar

- October 13 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 13 and in the Governor's possession after September 13.

2 YEAR BILLS as of September 18, 2025

Environment

<p><u>AB 261</u> (Quirk-Silva)</p>	<p>Fire safety: fire hazard severity zones: State Fire Marshal. This bill would allow the State Fire Marshal to confer with entities on the development of the fire hazard severity zone designations between periodic reviews of the maps being updated.</p>	<p>SUPPORT (8/11/25) (letter sent 8/14/25)</p> <p>LCC: SUPPORT</p>	<p>2 year bill</p>
<p><u>AB 262</u> (Caloza)</p>	<p>California Individual Assistance Act. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.</p>	<p>SUPPORT (4/7/25) (letter sent 8/6/25)</p> <p>LCC: SPONSOR</p>	<p>2 year bill</p>
<p><u>AB 300</u> (Lackey)</p>	<p>Fire hazard severity zones: State Fire Marshal. This bill would require fire hazard severity zone maps to be updated every five years.</p>	<p>SUPPORT (8/11/25) (letter sent 8/14/25)</p> <p>LCC: SPONSOR</p>	<p>2 year bill</p>
<p><u>SB 234</u> (Niello)</p>	<p>Wildfires: workgroup: toxic heavy metals. This bill would require, upon appropriation by the Legislature, the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control, in consultation with specified entities, to form a workgroup related to exposure of toxic heavy metals after a wildfire. The bill would require the workgroup to do certain things, including establishing best practices and recommendations for wildfire-impacted communities and first responders to avoid exposure to heavy metals after a wildfire. The bill would authorize the Department of Forestry and Fire Protection to contract with public universities, research institutions, and other technical experts to support the work of the workgroup. The bill would require the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control to report their findings to the Legislature on or before January 1, 2027.</p>	<p>MONITOR</p> <p>LCC: WATCH</p>	<p>2 year bill</p>

Governance

<p><u>AB 810</u> (Irwin)</p>	<p>Local government: internet websites and email addresses. This bill would require special districts, joint powers authorities, and other political subdivisions to adopt “.gov” or “.ca.gov” domains for</p>	<p>OPPOSE (5/22/25)</p> <p>LCC: WATCH</p>	<p>2 year bill</p>
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	their websites and email addresses by January 1, 2031.		
SB 220 (Allen)	Los Angeles County Metropolitan Transportation Authority. Beginning January 1, 2029, this bill would expand the board of directors to 18 members by adding the county executive of the County of Los Angeles and 3 public members appointed by the county executive. The bill would also require the authority, within 60 days of an amendment to the charter of the County of Los Angeles to change the number of members of the Los Angeles County Board of Supervisors or to eliminate the office of county executive, to submit a plan to the Legislature for revising the composition of the authority.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: NO POSITION	2 year bill

Homelessness

AB 804 (Wicks)	Medi-Cal: housing support services. This bill would make housing support services for specified populations a covered Medi-Cal benefit when the Legislature has made an appropriation for purposes of the housing support services. The bill would require the department to seek federal approval for the housing support services benefit, as specified. Under the bill, subject to an appropriation by the Legislature, a Medi-Cal beneficiary would be eligible for those services if they either experience homelessness or are at risk of homelessness. Under the bill, the services would include housing transition navigation services, housing deposits, and housing tenancy sustaining services, as defined.	MONITOR LCC: WATCH	2 year bill
SB 16 (Blakespear)	Ending Street Homelessness Act. This bill, until January 1, 2032, would require the council of governments, or delegate subregion, as applicable, in developing the proposed allocation methodology that allocates each jurisdiction's share of the regional housing need for acutely low income housing, to count any newly constructed interim housing, as specified, as meeting the needs of acutely low income households. By imposing additional duties on local governments, this bill would impose a state-mandated local program.	MONITOR LCC: OPPOSE	2 year bill

Housing

AB 11 (Lee)	The Social Housing Act. This bill would create a state housing authority to build residential development in communities across California to meet the state's RHNA goals for extremely low and very low-income housing, without regard for local housing elements approved by the state. This measure would only require the authority to consult with local jurisdictions' preferences for the specific site of development, the number of stories, the number of units, or the development timeline. The agency would not need to follow local regulations, zoning codes, and height limits.	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	2 year bill
AB 306 (Schultz)	Building regulations: state building standards. This bill would prohibit a city or county from making	OPPOSE (4/27/25)	2 year bill

	changes to green building standards applicable to residential units from June 1, 2025 to June 1, 2031 unless the California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.	(letter sent 8/6/25) LCC: OPPOSE UNLESS AMENDED	
AB 647 (Gonzalez)	Housing Development Approvals: Residential Units. This bill would force cities to allow up to eight housing units, only one of which is required to be affordable, on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	2 year bill
AB 736 (Wicks)	The Affordable Housing Bond Act of 2026. This bill would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.	MONITOR LCC: SUPPORT	2 year bill
AB 874 (Avila Farias)	Mitigation Fee Act: Waiver of Fees: Affordable Rental Housing. This bill would require local agencies to waive all fees or charges for a residential development project that has a 55-year regulatory agreement with at least 49% of the total units reserved for lower-income households at an affordable rent. AB 874 only allows the local agency to collect fees to fund code enforcement, inspection services, or other fees to pay for enforcing local ordinances or state law.	OPPOSE (4/27/25) (letter sent 5/2/25) LCC: PENDING	2 year bill
SB 677 (Wiener)	Housing development: streamlined approvals. This bill would limit local government's ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies' ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit residential development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	2 year bill
SB 715 (Allen)	Planning and zoning: regional housing need: methodology: distribution. This bill would remove the requirement to consider housing units lost in declared emergencies in the same jurisdiction, and requires that need from such lost units be allocated to other jurisdictions, not just where the loss occurred. This bill would require reductions in housing allocations for jurisdictions where a high percentage of developable land is located in very high fire risk areas, and these reductions must be factored into draft RHNA allocations and final determinations. This bill would expand reasons a city/county can appeal	MONITOR LCC: WATCH	2 year bill

	their RHNA allocation, including the failure to apply the fire risk adjustment.		
SB 815 (Allen)	Planning and zoning: very high fire risk areas. This bill would require cities and counties update their safety element with a comprehensive retrofit strategy to reduce property loss during wildfires. This bill would require a city/county's general plan land use element be amended to include the locations of very high fire risk areas and feasible implementation measures to protect life and property. This bill would require the State's Office of Land Use and Climate Innovation to collaborate with cities and counties to identify local ordinances, policies, and best practices for land use in very high fire risk areas and to publish these resources in the existing climate adaptation clearinghouse to support local planning.	MONITOR LCC: PENDING	2 year bill

Transportation

SB 74 (Seyarto)	Infrastructure gap funding. This bill would require the Governor's Office of Land Use and Climate Innovation (upon appropriation by the Legislature) to establish the Infrastructure Gap-Fund Program to provide grants to local agencies for the development and construction of infrastructure projects facing unforeseen costs after starting construction. It would authorize the office to provide funding for up to 20% of a project's additional projected cost after the project started construction subject to specified conditions including, among other things, that the local agency has allocated existing local tax revenue for at least 45% of the initially budgeted total cost.	SUPPORT T (8/11/25) (letter sent 8/14/25) LCC: SUPPORT T	2 year bill
AB 939 (Schultz)	The Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026. This bill would place a bond on the November 2026 general election ballot that, if approved by the voters, would authorize the issuance of bonds in the amount of \$20,000,000,000 pursuant to the State General Obligation Bond Law to finance transit and passenger rail improvements, local streets and roads and active transportation projects, zero-emission vehicle investments, transportation freight infrastructure improvements, and grade separations and other critical safety improvements.	MONITOR R LCC: MONITOR R	2 year bill