

South Bay Cities Council of Governments

April 13, 2026

TO: SBCCOG Steering Committee

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

RE: Bills to Monitor – Status as of April 8, 2026

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

		Position	Bill status
ENVIRONMENT			
SB 868 (Wiener)	Electricity: portable solar generation devices. This bill would exempt a portable solar generation device from all interconnection requirements and prohibit an electrical company/local publicly owned utility from requiring a customer using a portable solar generation device to take specified actions, including among other things, paying any fee related to the device or the electricity the device feeds into a building’s electrical system. The bill would provide that the electrical company/local utility is not liable for any damage or injury caused by the device. This bill would also define what a portable solar energy device is as well as establish mandatory safety standards for those devices.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: TRACK	4/7/26 Re-referred to Senate Committees on Appropriations.
HOMELESSNESS			
AB 1708 (Solache)	Homeless Housing, Assistance, and Prevention program: round 7 (HHAP Pathways for Cities Act). This bill would create an opportunity for cities with populations under 300,000 to access state homelessness funding through their region and give priority to cities that are collaborating with local partners. AMENDMENT SINCE DISTRIBUTION TO STEERING: would now provide smaller cities an avenue to receive funds through their region, as well as require them to maintain a compliant housing element, adopt encampment policies consistent with state guidance, demonstrate how their efforts have advanced regional homelessness strategies, and formally commit to participating in the regionally coordinated action plan.	RECOMMEND SUPPORT LCC: SPONSOR	4/7/26 Re-referred to Assembly Committees on Housing & Community Development.

SB 866 (Blakespear)	Homeless Housing, Assistance, and Prevention program: housing element. This bill would require cities that do not receive HHAP funding to include specified data regarding their unhoused populations and a description of key actions that will be taken to reduce the number of unhoused individuals in their housing elements. This bill would include findings that apply the bill to all cities including charter cities.	RECOMMEND OPPOSE LCC: OPPOSE UNLESS AMENDED	4/8/26 Re-referred to Senate on Housing.
HOUSING			
AB 1621 (Wilson)	Planning and zoning law: post-entitlement phase permits: Housing Accountability Act. This bill would prohibit local agencies from requiring more than two plan checks for a building permit unless the agency makes written findings based on substantial evidence that additional review is necessary to address a specific adverse impact on public health or safety.	RECOMMEND OPPOSE LCC: OPPOSE UNLESS AMENDED	4/8/26 Re-referred to Assembly Committee on Appropriations.
AB 2002 (Solache)	Local government assistance: Regional Early Action Planning Fund. This bill would establish the Regional Early Action Planning Fund in the State Treasury for the purpose of providing councils of governments, regional entities, and jurisdictions with one-time funding, including grants for planning activities, to enable those entities to meet the 7th and subsequent cycles of the regional housing need assessment. The bill would require the department to allocate funds, upon appropriation by the Legislature, from the Regional Early Action Planning Fund to each council of governments or regional entity responsible for allocating regional housing need that applies and qualifies for those moneys, as specified. The bill would authorize a council of governments or regional entity to expend funds awarded for certain purposes, including for activities that support the development, improvement, or implementation of the methodology for the 7th and subsequent regional housing needs assessment cycles, and for providing jurisdictions with technical assistance, planning, temporary staffing, or consultant needs associated with updating local planning and zoning documents, as provided.	SUPPORT (3/9/26) (letter sent 3/30/26) LCC: SUPPORT	4/8/26 Re-referred to Assembly Committee on Appropriations.
AB 2741 (Muratsuchi)	Housing element: inventory of land: substantial compliance. This bill would allow for zoning requirements to be met by applying a zoning classification, including but not limited to, an affordable	RECOMMEND SUPPORT	3/23/26

	housing overlay zone, that permits owner-occupied and rental multifamily residential use with the minimum density and development standards, as specified. The bill would require a program that includes application of this zoning classification to include a written explanation of the housing and affordability incentives of the zoning classification. This bill would permit this zoning classification to allow a mix of uses if it meets prescribed requirements. Additionally, this bill would require, if a court finds an adopted housing element or amendment to be out of compliance despite HCD's findings of substantial compliance, that the housing element or amendment be considered in substantial compliance until either the date HCD finds that a newly adopted housing element or amendment is in substantial compliance, or 275 days after a court order is issued requiring the local agency to bring its housing element into substantial compliance, whichever is earlier.	LCC: PENDING	Re-referred to Assembly Committee on Housing & Community Development
SB 417 (Cabaldon)	The Affordable Housing Bond Act of 2026. This bill would authorize a \$10B bond measure to fund affordable rental housing and home ownership programs for the November 2026 ballot.	RECOMMEND SUPPORT LCC: SUPPORT	1/27/26 In Assembly. Read first time. Held at Desk.
SB 677 (Wiener)	Housing development: transit-oriented development. This bill would limit a 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 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 (3/9/26) LCC: OPPOSE UNLESS AMENDED	1/26/26 In Assembly. Read first time. Held at Desk.
SB 799 (Allen)	Joint powers authorities: South Bay Regional Housing Trust. This bill makes minor revisions to the South Bay Regional Housing Trust formation legislation, most notably the allowance for non-elected alternate board members. Non-elected alternate board members would be limited to serving as the voting delegate from a city to no more than 75% of meetings in a calendar year. Additional amendments are planned that would allow the trust to fund workforce/moderate-income housing programs.	SUPPORT (1/12/26) (letter sent 1/12/26) LCC: MONITOR	1/26/2026 In Assembly. Read first time. Held at Desk. SBCCOG is sponsoring this bill.

SB 1014 (Grayson)	Development projects: onsite and offsite improvements. This bill would require a local agency within 30 days of receiving a preliminary application for a housing development project to provide a list of any required offsite or onsite improvements and an estimate of the cost for the improvements to the project applicant.	RECOMMEND OPPOSE LCC: OPPOSE UNLESS AMENDED	4/8/26 Re-referred to Senate Committees on Local Government.
SB 1117 (Cervantes)	Accessory dwelling units and junior accessory dwelling units. This bill would further limit local governments' ability to charge impact fees on ADUs with more than 750 sf of interior livable space. Specifically, the measure would allow local agencies to charge only the proportional cost of impact fees for ADUs with more than 750 sf.	RECOMMEND OPPOSE LCC: OPPOSE	4/8/26 Re-referred to Senate Committee on Local Government.
REVENUE & TAXATION			
AB 1768 (Bryan)	Transactions and use taxes: County of Los Angeles. This bill would authorize the County of Los Angeles, until December 31, 2031, to exceed the 2% sales tax limit for any county set by the Transactions and Use Tax Law.	OPPOSE (2/26/26) (letter sent 3/30/26) LCC: TRACK	2/23/26 Referred to Assembly Committees on Local Government and Revenue & Taxation.
AB 1953 (Lowenthal)	Short-term rentals: emergencies and special events. This bill would require the Office of Emergency Services and the Office of Tourism to establish a public registration system that authorizes a registered party to immediately commence offering an eligible residential dwelling, as defined, as a short-term rental during a declared state of emergency or a special event period. This bill would prohibit a city/county from maintaining, enforcing, prescribing, or continuing in effect any law, rule, regulation, requirement, standard, or other provision that prohibits an individual or entity that controls an eligible residential dwelling that has been registered from offering that dwelling as a short-term rental during a declared state of emergency or a special event, as	RECOMMEND OPPOSE LCC: OPPOSE	4/6/26 Assembly Committee on Arts, Entertainment, Sports, and Tourism, hearing canceled at request of author.

	applicable. This bill would include findings that apply the bill to all cities including charter cities.		
TECHNOLOGY			
AB 2279 (Gipson)	California Advanced Services Fund: Rural and Urban Regional Broadband Consortia Grant Account. This bill would require moneys in the Rural and Urban Regional Broadband Consortia Account to be available for grants to eligible consortia to promote regional economic prosperity by conducting activities that will close the digital divide, promote digital inclusion, and achieve digital equity. The bill would require the commission to allocate sufficient funds to the account to provide multi-year grants to eligible consortia to engage and regularly convene specified representatives and to implement an approved regional work plan consistent with a standardized scope of work determined by the commission, which would be required to include specified strategies and infrastructure-related activities, as provided. The bill would require the annual base funding grant per consortium to be no less than \$200,000, plus an increased amount based on the number of unserved and underserved locations, unconnected households, and the number of low-income households in the region, but not to exceed \$500,000 per consortium per year. The bill would delete the requirement for each consortium to conduct an annual audit and would revise the information required to be included in the annual report to the commission. The bill would authorize the commission to engage experienced nonprofit organizations through an open, competitive process to assist the commission and support the consortia	RECOMMEND SUPPORT LCC: TRACK	4/7/26 Referred to Assembly Committees on Appropriations.
TRANSPORTATION			
AB 1198 (Haney)	Public works: prevailing wages. This bill would require local municipalities to apply prevailing wage rate changes to public works contracts by allowing updates rates to affect projects after bid notice or award beginning July 1, 2027. Certain housing projects would be exempt from these provisions.	RECOMMEND OPPOSE LCC: OPPOSE	1/29/26 In Senate. Read first time. To Committee on Rules for assignment.
AB 1421 (Wilson)	Vehicles: Road Usage Charge Technical Advisory Committee. This bill would require the California Transportation Commission, in	SUPPORT (3/9/26)	1/29/26

	consultation with the State Transportation Agency, to consolidate and prepare research and recommendations related to a road user charge or a mileage-based fee system as an alternative to the gas tax system. A report to the legislature would be required by no later than January 1, 2027.	LCC: SUPPORT	In Senate. Read first time. To Committee on Rules for assignment.
AB 1557 (Papan)	Vehicles: electric bicycles. This bill would clarify existing e-bike law to specifically state an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor not capable of exceeding 750 watts of peak power.	SUPPORT (2/26/26) (letter sent 3/30/26) LCC: TRACK	4/1/26 Assembly Committee on Transportation. Hearing postponed by committee.
AB 1569 (Davies)	Pupil Safety: electric bicycle parking: safety program. This bill would require each school district that allows pupils in kindergarten through 12 th grade to park a class 1/2/3 e-bike on campus to require pupils to complete the e-bike safety and training program developed by the CHP (or a related safety course) as a condition for parking on campus. It would also require a pupil to submit proof of completion of the course to their school before parking their e-bike on the school campus. School districts that adopted a policy related to e-bike safety on or before January 1, 2027 will be exempted.	RECOMMEND SUPPORT LCC: SUPPORT	3/16/26 Assembly Committee on Transportation. Hearing canceled at request of author.
AB 1942 (Bauer-Kahan)	Electric bicycles: registration and special license plates. This bill would require class 2 and class 3 e-bikes to be registered with the DMV and to display a special license plate to be issued by the DMV.	SUPPORT (3/9/26) (letter sent 3/30/26) LCC: TRACK	3/2/26 Assembly Committee on Transportation.
AB 1976 (Wicks)	Streets and highways: pedestrian and bicycle facilities. This bill would prohibit a city/county from holding additional community input meetings regarding a pedestrian or bicycle project after the project is included in an approved plan that will be implemented as part of the circulation element of its general plan. A city/county would be prohibited from terminating a project after construction has been approved, unless specific findings are made at a public	RECOMMEND OPPOSE LCC: OPPOSE	4/6/26 Re-referred to Assembly Committee on Transportation, hearing postponed by committee.

	meeting. If a city/county has a process for residents to petition installation of traffic calming measures, the city/county would be prohibited from requiring the petition to have more than a majority of persons whose residences are located within 1,000 feet of the proposed measure. Regarding pedestrian malls, this bill would: exempt them from CEQA through 2040; eliminate property owners' ability to block the project by collecting a majority of signatures representing a majority of the street frontage; eliminate the process for paying damages to affected property owners; prohibit parking facilities from being built as part of a pedestrian mall.		
AB 2059 (Wilson)	California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation. This bill would, except as provided, specify that the total cost of mitigation measures required to address a significant transportation impact as determined by the vehicle miles traveled metric is not to exceed 5% of the estimated total project costs. The bill would specify that mitigation measures to address a significant transportation impact as determined by the vehicle miles traveled metric that exceed the 5% limit are deemed to be economically infeasible for the purposes of CEQA. Because the bill would impose additional duties on a lead agency in its analysis of mitigated measures required to address significant transportation impacts, this bill would impose a state-mandated local program.	MONITOR LCC: TRACK	3/23/26 Assembly Committee on Natural Resources.
AB 2346 (Wilson)	Vehicles: electric bicycles and speed limits. This bill would require all class 1 and class 2 e-bikes manufactured, sold, or offered for sale on or after January 1, 2029 to be equipped with a speedometer and integrated front and rear lamps. This bill would also require manufacturers and distributors of e-bikes to include a written description of California's e-bike laws with the bicycle's packaging to consumers. This bill would authorize a local authority to set a speed limit on a bicycle path of 15 or 20mph or on a multi-use trail to 10, 15, or 20mph subject to signage requirements, as well as prohibit a person under 16 years old from riding an e-bike at a speed greater than 15mph on a highway or path.	RECOMMEND SUPPORT LCC: SUPPORT	4/7/26 Re-referred to Assembly Committee on Judiciary.
SB 1087 (Cabaldon)	Transportation planning: sustainable communities strategies: Road Maintenance and Rehabilitation Program: local planning grants. Current law requires certain transportation planning	SUPPORT (3/9/26)	4/8/26 Re-referred to Senate Committee on Transportation.

	<p>agencies to prepare and adopt every 4 years, except as provided, regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Current law requires a regional transportation plan to include a policy element, a sustainable communities strategy prepared by a metropolitan planning organization, an action element, and a financial element, as provided. This bill would instead require, on and after January 1, 2027, every 2nd regional transportation plan prepared and adopted by those transportation planning agencies to include a sustainable communities strategy prepared by a metropolitan planning organization.</p>	<p>(letter sent 3/30/26) LCC: TRACK</p>	
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2026 State Legislative Calendar

- April 24 – Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house.
- May 1 – Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house.
- May 8 – Last day for policy committees to meet prior to June 1.
- May 15 – Last day for fiscal committees to hear and report to the Floor bills introduced in their house. Last day for fiscal committees to meet prior to June 1.
- May 26-29 – Last day for each house to pass bills introduced in that house.
- June 1 – Committee meetings may resume.
- June 15 – Budget Bill must be passed by midnight.
- June 25 – Last day for a legislative measure to qualify for the Nov. 3 General Election ballot.
- July 2 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment, provided Budget Bill has been passed.
- August 3 – Legislature reconvenes from Summer Recess.
- August 14 – Last day for fiscal committees to meet and report bills.
- August 17-31 – Floor Session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees.
- August 21 – Last day to amend bills on the Floor.
- August 31 – Last day for each house to pass bills. Final Recess begins upon adjournment.
- September 30 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 1 and in the Governor’s possession after September 1.
- October 2 – Bills enacted on or before this date take effect January 1, 2027.
- November 3 – General Election.
- December 7 – 2027-2028 Regular Session convenes for Organizational Session at 12pm.