

South Bay Cities Council of Governments

May 28, 2026

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of May 20, 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: MONITOR	5/19/26 Passed Senate. Ordered to Assembly.
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.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SPONSOR	5/14/26 Assembly Committee on Appropriations – held under submission.
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	OPPOSE (4/23/26) (letter sent 4/30/26)	5/14/26 Senate Committee on Appropriations – ordered to third reading.

	elements. This bill would include findings that apply the bill to all cities including charter cities.	LCC: OPPOSE UNLESS AMENDED	
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.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	5/6/26 Referred to Senate Committees on Local Government and Housing.
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: PENDING	5/18/26 Assembly Committee on Appropriations – ordered to third reading.
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	SUPPORT (4/23/26)	4/29/26

	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.	(letter sent 4/16/26) LCC: PENDING	Assembly Committee on Local Government – failed passage. Reconsideration granted.
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.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	4/23/26 Assembly Committee on Appropriations – ordered to third reading.
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	SUPPORT (1/12/26) (letter sent 1/12/26)	5/4/2026 Referred to Assembly Committees on Local Government & Housing and Community Development.

	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.	LCC: MONITOR	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.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE UNLESS AMENDED	5/19/26 Passed Senate. Ordered to the Assembly.
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.	OPPOSE (4/23/26) (letter sent 4/16/26) LCC: OPPOSE	4/24/26 Senate Committee on Appropriations.
REVENUE & TAXATION			
AB 1768 (Bryan)	Transactions and use taxes: Counties of Contra Costa 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. Language was amended in to also allow Contra Costa County to impose a sales tax as well.	OPPOSE (2/26/26) (letter sent 3/30/26) LCC: MONITOR	5/19/26 In Assembly. Read first time. Held at Desk.
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,	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	4/6/26 Assembly Committee on Arts, Entertainment, Sports, and Tourism – hearing canceled at request of author.

	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 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	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: MONITOR	5/18/26 Assembly Committees on Appropriations – ordered to third reading.
TRANSPORTATION			
AB 1198 (Haney)	Public works: prevailing wages. This bill would require local municipalities to apply prevailing wage rate changes to public	OPPOSE (4/23/26)	5/6/26

	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.	(letter sent 4/30/26) LCC: OPPOSE	Referred to Senate Committee on Labor, Public Employment and Retirement.
AB 1421 (Wilson)	Vehicles: Road Usage Charge Technical Advisory Committee. This bill would require the California Transportation Commission, in 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.	SUPPORT (3/9/26) LCC: SUPPORT	1/29/26 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: MONITOR	5/14/26 Assembly Committee on Appropriations – held under submission.
AB 1569 (Davies)	Pupil Safety: electric bicycle parking: safety program. This bill would require the California Department of Education, on or before March 1, 2028, to develop a standardized e-bike safety and training program for pupils in grades 7-12 in consultation with the CHP. They would be authorized to collaborate with local law enforcement or local governments that have implemented e-bike training programs already to ensure the program reflects proven best practices. The bill would encourage local educational agencies and parent organizations to offer training demonstrations to pupils and parents on e-bike operations in collaboration with local law enforcement agencies or local governments.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	5/14/26 In Senate. Read first time. To Committee on Rules for assignment.
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)	5/14/26 Assembly Committee on Appropriations – held under submission.

		LCC: MONITOR	
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 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.	OPPOSE (4/23/26) (letter sent 4/30/26) LCC: OPPOSE	5/14/26 Assembly Committee on Appropriations – ordered to third reading.
AB 2059 (Wilson)	California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation. This bill would for counties with populations less than 200,000, 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: MONITOR	5/18/26 In Senate. Read first time. To Committee on Rules for assignment.

AB 2346 (Wilson)	Vehicles: electric bicycles and speed limits. This bill would required 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.	SUPPORT (4/23/26) (letter sent 4/30/26) LCC: SUPPORT	5/18/26 Assembly Committee on Appropriations – ordered to third reading.
SB 1087 (Cabaldon)	Transportation planning: sustainable communities strategies: Road Maintenance and Rehabilitation Program: local planning grants. Current law requires certain transportation planning 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.	SUPPORT (3/9/26) (letter sent 3/30/26) LCC: MONITOR	5/14/26 Senate Committee on Appropriations – ordered to third reading.

2026 State Legislative Calendar

- 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.