

CALIFORNIA HOUSING BILL TRACKER - ASSEMBLY BILLS 2025

Disclaimer: The proposed bill descriptions are authors' interpretation of the bill, and have been modified to reduce the language but still include the spirit of the bill.

Legislative Session:
1/3/25 - 8/31/25

CRITICAL BILLS TO WATCH AND/OR TAKE ACTION ON:	
AB 21	<i>Meeting Procedures and HOA notifications.</i>
AB 739	<i>This bill would require a managing agent of a common interest development to hold a real estate Broker's License.</i>
AB 956	<i>Managing Agent of an HOA to have a Broker's License in the state of California.</i>
DEFINITIONS:	Chaptered: <i>The Bill has become a law.</i>
	Engross: <i>The meticulous comparison of the printed measure against the original measure.</i>
	Enroll: <i>Organization, coordination & distribution of bills & resolutions to be printed for the Assembly.</i>
	Held under submission: <i>Author & committee members want to work on or discuss further.</i>
	Suspense File: <i>Considering the fiscal impacts to the state of legislation as a whole.</i>
STATEMENT:	Author's comments.

Bill Status as of: 6/2/2025

Font Color Code: Critical Item. Affects Common Interest Developments		Most Recent Update
ASSEMBLY BILLS/Authors	DESCRIPTION	STATUS
PROPOSED ASSEMBLY BILLS FOR 2025		
AB 21	Common Interest Developments: Association Management and Meeting Procedures	3/25/2025
DeMaio	The Davis-Stirling Common Interest Development Act, governs the management and operation of common interest by an association. If it is required an association deliver a document by "individual delivery" or "individual notice," the act requires it be delivered in accordance with the preferred delivery method specified by the member. It requires the board to provide general notice of a proposed rule change at least 28 days before making the rule change. <i>This bill would require the board to provide individual notice per the above described provision governing document delivery.</i> Existing Law prohibits the board from taking action on any item of business outside of a board meeting, and conducting a meeting via a series of electronic transmissions, except in emergency circumstances. <i>This bill would prohibit a majority of the members of the board, outside an authorized meeting, from conducting communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action on any item of business within the board's subject matter jurisdiction.</i> Existing law requires an HOA to generally give notice of the time and place of a board meeting at least 4 days before in advance and requires the notice to contain the agenda for the meeting. <i>This bill would require instructions on how a member may get a copy of the agenda packet for the open session portion of the meeting and would establish procedures for the board to follow in responding to those requests.</i> Existing law authorizes the board to adjourn to executive session to consider litigation and other specified matters. It requires any matter discussed in executive session to be generally noted in the minutes of the immediately following meeting that is open to the entire membership. <i>This bill would require the board, if the association becomes involved in litigation, to announce the litigation at its subsequent meeting, including stating the name of the court and case number in the meeting minutes. It would require the board, if the association files an insurance claim or has an insurance policy change, to announce the claim or policy change at its subsequent meeting. It would further require discussions regarding ongoing litigation to have the case name included as part of the executive session meeting minute notes, and would require open session meetings of the board to be electronically recorded using audio, audio and video, and would consider the recordings to be a record of the association and to be available to members on the same basis as written meeting minutes. It would require notice to be given at the beginning of every open session of the board that the meeting is being recorded.</i> Existing law requires the minutes proposed for adoption that are marked as a draft status, or a summary of the minutes of a board meeting, (not executive), to be available to members within 30 days of the meeting and distributed to a member upon request and reimbursement of the association's cost for making that distribution. <i>This bill</i>	To Committee Housing and Community Development.

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	<i>would require that there is no charge for minutes distributed electronically. It would require the minutes, or proposed minutes, to include specified information, including the date and time of the meeting and whether a quorum of directors was established.</i> Existing law authorizes a member to bring a civil action for declaratory or equitable relief for a violation by the association of specified provisions governing board meetings within one year of the date the cause of action accrues. It entitles a member who prevails in a civil action under these provisions to reasonable attorney's fees and court costs. <i>This bill would require a court to void any action taken by the board at a meeting shown to be conducted in violation of the above-described provisions. It would authorize a cause of action to be brought in either superior or small claims court. It would also require a member who prevails in a civil action brought in small claims court to be awarded court costs and reasonable attorney's fees.</i> Under the act, the operating rules are a part of the governing documents of an HOA. It requires an amendment to the governing documents to be held by secret ballot. <i>This bill would exclude an amendment to the operating rules. It would also prohibit a member from being denied a ballot for any reason other than not being a member at the time when the ballots are distributed. It would update definitions and make conforming changes to the act.</i>	
AB 23 DeMaio	The Cost of Living Reduction Act of 2025 Existing law vests the Public Utilities Commission (PUC) with regulatory authority over public utilities, including electrical and gas corporations, and requires the PUC to develop a definition of energy affordability. It establishes the Milton Marks "Little Hoover" Commission on California State Government Organization and Economy (Little Hoover Commission) to promote economy, efficiency, and improved service in the transaction of the public business in the various departments, agencies, and instrumentalities of the executive branch of state government. <i>This bill, the Cost of Living Reduction Act of 2025, would declare the intent of the Legislature to enact legislation to reduce the cost of living in California by undertaking specified activities, including, the suspension of all state taxes and fees on gasoline, electric, and gas utilities and by requiring the Little Hoover Commission to provide a report on methods to reduce the cost of living in other areas.</i> <i>Wouldn't that be nice?</i>	3/26/2025 To Assembly Utilities and Energy Committee
AB 36 Soria	Housing Element The existing Planning and Zoning Law, requires a city or county to adopt a general plan for land use development within its boundaries that includes, a housing element. It requires Department of Housing and Community Development (HCD) to determine whether the element is in substantial compliance with specified provisions of that law, and requires HCD to designate jurisdictions as prohousing and to report those designation to the Office of Land Use and Climate Innovation. It specifies that these regulations will remain in effect until HCD promulgates permanent prohousing regulations. <i>This bill would require HCD to designate jurisdictions as prohousing pursuant to permanent regulations adopted by HCD to implement these provisions. Beginning with the 7th housing element cycle, it would require HCD to use materials from a jurisdiction's housing element submission when when determining whether the jurisdiction qualifies as prohousing. It would also prohibit HCD from requiring jurisdictions with populations less than 100,000 persons to renew their prohousing designation before the next housing element cycle.</i>	5/8/2025 Engross To Senate Rules Committee
AB 76 Alvarez	Surplus Land; Exempt Surplus Land; Sectional Land Planning Existing law prescribes requirements for the disposal of surplus land by a local agency. It defines terms for these purposes, including, "surplus land" to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. It defines "exempt surplus land" to mean, land that is subject to a sectional planning area, and meets specified requirements, including that at least 25% of the units are dedicated to lower income households, and that is developed at an average density of at least 10 units per acre calculated with respect to the entire sectional planning area.	5/8/2025 Engross. To Senate Rules Committee

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	<i>This bill would change those requirements so that at least 25% of units that are not designated for students, faculty, or staff of an academic institution must be dedicated to lower income households, and that the land must be developed at an average density of at least 10 units per acre, calculated with respect to the entire sectional planning area and inclusive of housing designated for students, faculty, and staff of an academic institution. This would affect Chiquita Ridge.</i>	
AB 507	Adaptive reuse: Streamlining: Incentives.	5/15/2025
Haney	Existing law, requires each county/city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, a housing element. It allows a development proponent to submit an application for a development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit, if the development satisfies certain objective planning standards, including that the development is a multifamily housing development that contains two or more residential units. <i>This bill would require an adaptive reuse project to meet specified affordability criteria. It would require an adaptive reuse project for rental housing to include either 8% of the units for very low income households and 5% of the units for extremely low income households or 15% of the units for lower income households. For an adaptive reuse project including mixed uses, the bill would require at least one-half of the square footage of the adaptive reuse project to be dedicated to residential uses. It would provide, that parking is not required for the portion of a project consisting of a building that does not have existing onsite parking. It would authorize an adaptive reuse project to include the new residential or mixed-use structures on undeveloped areas and parking areas located on the same parcel as the proposed repurposed building, or on the parcels adjacent to the proposed adaptive reuse project site if certain conditions are met. This bill would not require the CEQA process.</i>	Read 2nd time. Ordered to 3rd reading.
AB670	Planning and Zoning: Housing Element: Converted Affordable Housing Units	5/27/2025
Quirk-Silva	Existing law, requires each city, and county, to adopt a general plan that includes, a housing element. After a legislative body has adopted all or part of a general plan, existing law requires a planning agency, to provide by April 1 of each year an annual report to specified entities that includes the number of housing development applications received in the prior year, the number of units of housing demolished and new units of housing. <i>This bill would require information regarding units of new housing, the units of housing demolished, and a report on replacement housing units. It 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 or families of low, very low, extremely low, or acutely low income at an affordable rent or affordable housing cost for at least 55 years, if the units meet certain criteria.</i>	Read 2nd Time, ordered to 3rd reading.
AB 739	Common Interest Developments: Managing Agents; Real Estate Broker License	3/17/2025
Jackson	Existing law, establishes the Department of Real Estate and sets forth its powers and duties regarding, the licensure and regulation of real estate brokers. It defines a real estate broker as a person who, for compensation, assists with buying, selling, or renting real property. <i>This bill would require a managing agent of a common interest development to hold a real estate broker license issued by the state.</i>	To Assembly Housing and Community Development Committee.
AB 956	Accessory Dwelling Units: Ministerial Approval: Single Family Dwellings	5/15/2025
Quirk-Silva	Existing law, the Planning and Zoning Law, provided for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units in areas zoned for single-family or multifamily dwelling residential use in accordance with specified standards and conditions. It requires a local agency to ministerially approve building permit applications within a residential or mixed-use zone to create, one detached, new construction, accessory dwelling unit that does not exceed 4-foot side and rear yard setbacks for a lot with a proposed or existing single-family	Read 2nd time. Ordered to 3rd reading.

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