



California Housing-Related Legislation Update¹

December 19, 2025

The first year of California’s 2025–2026 two-year legislative session concluded amid acute housing instability for low-income tenants and Black, Indigenous, Brown, and other tenants of color (BIPOC). The year began with catastrophic wildfires in Los Angeles County that displaced more than 13,000 households, predominantly low-income renters, and BIPOC renters.² Simultaneously, federal policy shifts increased deportations, threatened social services programs, and weakened civil rights enforcement, which heightened instability for BIPOC households, immigrant households, low-income renters, and other vulnerable tenants already at risk of displacement.

In response to these compounding pressures, the California Legislature advanced measures to strengthen tenant protections, expand access to affordable housing, and support disaster recovery. The Legislature also passed bills that rolled back significant environmental review protections under the California Environmental Quality Act (CEQA) and weakened safeguards for the unhoused community, exposing tenants to future housing instability.”

Bills that passed both Houses by September 12 were sent to the Governor, who had until October 12 to sign or veto them.³ This update focuses exclusively on housing-related bills sent to the Governor.⁴

Western Center’s⁵ Housing-Related Bills Signed by the Governor

AB 863 (Kalra) (Chapter 344, Statutes of 2025) promotes language access to courts by requiring Judicial Council to translate unlawful detainer summons form into Spanish, Chinese, Tagalog, Vietnamese, and Korean by January 1, 2027. (*Cosponsored with Asian Americans Advancing Justice*).

SB 634 (Pérez) (Chapter 521, Statutes of 2025) prevents local jurisdictions from adopting or enforcing ordinances that prohibit a person or organization from providing support services to

¹ For text, analyses, votes, and other information on bills, visit: <http://leginfo.legislature.ca.gov>.

² Colleen Shalby, Nine Months After Fires, Residents Continue to Struggle with Housing Stability, Finances, L.A. TIMES (OCT. 17, 2025), https://www.latimes.com/california/story/2025-10-17/nine-months-after-fires-residents-continue-to-struggle-with-housing-stability-finances#:~:text=The%20survey%20also%20found%20that:%20*%20Nearly,health%20has%20gotten%20worse%20since%20the%20fires.

³ CAL. SN. & ASM. JOINT RULES 61(a)(14); CAL. CONST. ART. IV, § 10(b)(1).

⁴ Unless otherwise noted, all bills signed by the Governor go into effect on January 1, 2026. CAL. GOV. CODE § 9600(a).

⁵ For more information about Western Center on Law & Poverty and our advocacy priorities, go to www.wclp.org.

people who are unhoused. (*Cosponsored with Inner City Law Center, National Alliance to End Homelessness, and Disability Rights California*).

Other Housing-Related Bills Signed by the Governor

California Environmental Quality Act

Both the Assembly and Senate Budget Committees significantly rolled back CEQA protections through budget trailer language.⁶ Western Center strongly oppose both bill provisions because they silence community voices and repeat historic patterns of environmental and housing injustice.

AB 130 (Chapter 22, Statutes of 2025) exempts many infill housing development projects from CEQA review. While Western Center supports investment in neighborhoods through the construction of new housing, particularly affordable housing, the blanket exemption from environmental review in AB 130 for infill projects eliminates key opportunities for public participation in the development process. This could negatively impact low-income communities and BIPOC communities by preventing them from providing public comment on development in their neighborhood, leading to potential unchecked environmental, health, and economic harm. This repeats historic patterns of displacement and disinvestment where toxic projects were built in BIPOC and low-income communities without meaningful input from residents.⁷

SB 131 (Chapter 24, Statutes of 2025) has a blanket exemption for “advanced manufacturing” projects, a term so broadly defined that it includes semiconductor production, battery and energy storage facilities, aerospace and defense manufacturing, lithium mining, and waste incineration. This exemption could allow for hazardous industrial projects that cause serious environmental harm to be built in or near low-income communities and BIPOC communities without environmental review or community input.

Codes & Enforcement

SB 655 (Stern) (Chapter 522, Statutes of 2025) declares it state policy that all residential units must maintain a safe maximum indoor temperature and requires state agencies to incorporate this standard into future regulations and programs.

Disaster Relief

AB 299 (Gabriel) (Chapter 531, Statutes of 2025) was originally drafted to prevent individuals displaced by a declared disaster from acquiring tenancy rights after 30 days in a hotel, motel, or short-term rental. While intended to reduce barriers to housing displaced residents, the bill risked harming disaster-impacted individuals and vulnerable tenants already living in hotels and motels. Western Center therefore opposed the bill unless it was amended. The bill was later revised,

⁶ A trailer bill makes statutory changes necessary to implement the policies reflected in the Budget Act. Under Proposition 25 (2010), trailer bills generally require a simple majority vote of each house of the Legislature and take effect immediately upon the Governor’s signature. CAL. CONST. ART. IV, § 12(e)(1).

⁷ Janet Smith- Heimer, MBA and Jessica Hitchcock, MCP., *CEQA By the Numbers: Myths & Facts*, pp. 53-56 available at <https://www.rosefdn.org/wp-content/uploads/CEQA-By-the-Numbers-2023-5-5-23-Final.pdf>.

restricting a disaster-displaced guest from obtaining tenancy rights until after 270 consecutive days of occupancy. The bill also requires hotels, motels, and short-term rentals to give clear written notice of that limitation when at check-in. With these amendments, WCLP removed its opposition and moved to a neutral position.

SB 610 (Pérez) (Chapter 547, Statutes of 2025) clarifies that landlords must clean up hazardous debris after a disaster and ensure that tenants will not have to pay rent for any time they are unable to return to their unit during a disaster or during post-disaster remediation. This bill also creates a right of return for displaced tenants at the prior rent.

SB 625 (Wahab) (Chapter 548, Statutes of 2025) establishes a streamlined approval process for housing developments on sites where homes were damaged or destroyed by a disaster, requiring local governments to approve “qualifying projects”⁸ within 90 days. The bill also suspends any local ordinances that restrict temporary post-disaster housing options for three years following the disaster declaration.

SB 676 (Limón) (Chapter 550, Statutes of 2025) creates expedited administrative and judicial review procedures under CEQA for projects that maintain, repair, restore, demolish, or replace properties or facilities damaged by wildfire in areas where the Governor has declared a state of emergency on or after January 2023.

Fair Housing

SB 477 (Blakespear) (Chapter 321, Statutes of 2025) clarifies that a group or class complaint includes a complaint alleging a pattern or practice of discrimination and expands the circumstances under which a complainant's statute of limitations is tolled among other procedural changes.

Homelessness

AB 630 (González, M.) (Chapter 699, Statutes of 2025) authorizes the Counties of Alameda and Los Angeles to create pilot projects to dispose of abandoned recreational vehicles that are not claimed after 30 days and have an estimated value of \$4000 or less.

SB 748 (Richardson) (Chapter 524, Statutes of 2025) allows local jurisdictions to fund and acquire locations for temporary housing and safe parking sites through the Encampment Resolution Funding program.

Housing Development Approvals

AB 893 (Fong) (Chapter 500, Statutes of 2025) expands mixed-income housing⁹ located in a “campus development zone,” as defined as areas within one-half mile of a University of California, California State University, or California Community College campus. The bill also expands eligibility for the affordable units to include students who receive certain grants.

⁸ CAL. GOV. CODE § 65914.20.

⁹ To qualify as mixed income housing a project must either set aside at least 13 percent of units for households earning up to 50 percent of area median income, or at least 15 percent of units for households earning up to 80 percent of area median income per AB 2011 (Wicks), Chapter 647, Statutes of 2022.

AB 1050 (Schultz) (Chapter 504, Statutes of 2025) allows affordable housing developers to remove outdated deed restrictions when they are redeveloping commercial property to add housing.¹⁰

SB 808 (Caballero) (Chapter 527, Statutes of 2025) expedites court review of writ of mandate cases challenging the denial of a housing permit or entitlement. Judges must issue a decision within 30 days of submission or 75 days of filing, whichever comes first. The bill gives these cases priority in the Court of Appeal and the California Supreme Court and presiding judges may temporarily reassign judicial officers to meet the required timelines.

Housing Element

SB 786 (Arreguín) (Chapter 526, Statutes of 2025) ensures faster compliance with housing element law judicial process by requiring jurisdictions to comply with court orders related to non-compliant housing actions within 120 days and limiting court continuances to no more than 60 days. Courts can no longer grant unlimited extensions, though reasonable extra time is allowed if the Department of Housing and Community Development (HCD) is necessary. The bill also requires courts to provide temporary relief when a party shows they are likely to succeed on the merits and to consider additional relief if a continuance is granted.

SB 507 (Limón) (Chapter 519, Statutes of 2025) authorizes voluntary agreements between a local government and a tribe for new tribal housing development projects. Land held in federal trust will count towards the locality's regional housing needs allocation (RHNA).

AB 610 (Alvarez) (Chapter 494, Statutes of 2025) requires local jurisdictions, beginning with the 7th and subsequent revisions of their housing elements, to include a constraints disclosure statement, identifying potential "governmental constraints"¹¹ the jurisdiction anticipates adopting during the first three years of the next planning period, along with other information.

AB 670 (Quirk-Silva) (Chapter 701, Statutes of 2025) strengthens long-term affordability protections for naturally occurring affordable housing (NOAH) by creating clearer reporting requirements. By April 1, 2027, local governments must report demolitions of housing units and indicate whether new development applications trigger replacement housing or relocation assistance obligations. Additionally, the bill allows a local government to include in its annual housing element progress report (APR) the number of units in existing multifamily buildings that were converted to affordable housing using long-term affordability covenants and restrictions. This reporting can count for up to 25% of the jurisdiction's RHNA for low-, very low-, extremely low-, or acutely low-income households.

SB 340 (Laird) (Chapter 514, Statutes of 2025) ensures that all shelters providing supportive services qualify for by-right approval by expanding the definition of an "emergency shelter" in housing element law to include shelters that offer a full range of onsite services such as meals, restrooms, showers, case management, and housing navigation. The bill removes the word

¹⁰ This bill will expand on the removal process established in AB 721(Bloom), Chapter 349, Statutes of 2021.

¹¹ Governmental constraints are broadly defined to include actions such as new fees, inclusionary requirements, reductions in land-use intensity, additional Density Bonus Law procedures, and new historic-designation overlays.

“minimal” from the statutory definition of supportive services to ensure shelters are not penalized for providing more robust wraparound support.

Landlord Tenant

AB 246 (Bryan) (Chapter 337, Statutes of 2025) is a new affirmative defense for nonpayment of rent unlawful detainers for tenants whose Social Security benefits are interrupted by no-fault of their own and includes procedural requirements for compliance. These protections remain in effect until January 20, 2029.

AB 325 (Aguiar-Curry) (Chapter 338, Statutes of 2025) prohibits using or distributing pricing algorithms that establish or recommend rental rates or other housing-related service prices based on data aggregated from multiple competing housing providers. This legislation directly addresses algorithmic price-fixing and AI-driven collusion in rental markets by stopping the problem of collusion at the source.

AB 414 (Pellerin) (Chapter 340, Statutes of 2025) requires a landlord who receives a security deposit or rent by electronic transfer to return the security deposit by electronic transfer, unless the landlord and tenant agree to a different method.

AB 628 (McKinnor) (Chapter 342, Statutes of 2025) establishes a new habitability standard requiring landlords to provide a working stove and refrigerator in all rental units for new leases signed on or after January 1, 2026.

AB 747 (Kalra) (Chapter 563, Statutes of 2025) substantially reforms service of process requirements in certain civil actions. Process servers must file verification documenting when and where service was attempted or completed and make at least three in-person service attempts on different dates and times before resorting to substitute service. This bill also codifies a mechanism for challenging default judgments procured through defective service at any time.¹² This bill goes into effect in January 2027.

AB 1414 (Ransom) (Chapter 506, Statutes of 2025) allows tenants to opt out of third-party internet, telephone, or satellite services as a condition of tenancy.

Landuse

AB 262 (Wahab) (Chapter 513, Statutes of 2025) expands HCD’s Prohousing Designation Program to include rent stabilization ordinances, safe camping sites, funding for tenant legal and policies that help people remain housed. The bill also adds new options for HCD to consider when awarding a Prohousing designation, including low-barrier navigation centers or other non-congregate shelters, and safe parking programs for people living in their vehicles.

Mobilehomes

AB 391 (Rodriguez, M.) (Chapter 339, Statutes of 2025) authorizes park owners to serve most notices required under the Mobilehome Residency Law electronically, including notices

¹² Consistent with California Supreme Court's holding in *Capital Insurance Co. v. Hoehn* (2024) 17 Cal. 5th 207.

informing residents of their legal rights. However, notices terminating a resident's tenancy or declaring a mobilehome abandoned must still be served in person or by mail.

AB 456 (Connolly) (Chapter 59, Statutes of 2025) strengthens protections for mobilehome sellers and purchasers by clarifying park management obligations during mobilehome sales and transfers. The bill requires park management to timely disclose required repairs, limits management's ability to impose new conditions when disclosures are not provided and streamlines the approval process for prospective purchasers. It also clarifies documentation requirements and protects purchasers from being treated as unlawful occupants when park management fails to act within required timeframes.

AB 806 (Connolly) (Chapter 343, Statutes of 2025) gives mobilehome park residents the right to install cooling systems in their homes.

Omnibus¹³

AB 1521 (Assembly Committee on Judiciary) (Chapter 200 Statutes of 2025) Last year, Western Center cosponsored AB 2347 (Kalra) (Chapter 512, Statutes of 2024) to extend the time to respond to an unlawful detainer summons and complaint from 5 court days to 10 court days. This year, Western Center collaborated with the Assembly Committee on Judiciary to clarify that a plaintiff cannot propound discovery in unlawful detainer cases until 10 days after the service of the summons or appearance by the responding party.

AB 1529 (Assembly Committee on Housing and Community Development):

- Resolves ambiguity in the Preservation Notice Law by requiring the Notice of Opportunity to Submit an Offer of Purchase (NOSOP) be provided with or before the 12-month tenant notice;
- Fixes the outdated statutory reference in AB 1893 (Chapter 268, Statutes of 2024). The 35 du/acre density bonus for builder's remedy projects in "very low vehicle travel areas" now correctly cites subdivision (b) of Section 65589.5.1¹⁴; and
- Allows landlords to include the Tenant Protection Act rent cap and just cause eviction notices in the lease itself, not just as a separate addendum.

Housing-Related Bills Vetoed by the Governor¹⁵

AB 57 (McKinnor) represented a meaningful step toward reparations by dedicating ten percent of California's Home Purchase Assistance Program to support homeownership for descendants of enslaved people. As part of the California Legislative Black Caucus's *Road to Repair*¹⁶ package, the bill aimed to address the enduring harms of chattel slavery and its ongoing

¹³ Omnibus bills make numerous, technical, non-policy changes to various areas of law.

¹⁴ The definition was moved from subdivision (h).

¹⁵ Under California Joint Rule 58.5, the Legislature has 60 calendar days, excluding joint recess days, to act on the Governor's veto.

¹⁶ California Legislative Black Caucus, California Legislative Black Caucus Announces 2025 Legislative Priorities (Feb. 20, 2025) available at <https://blackcaucus.legislature.ca.gov/news/california-legislative-black-caucus-announces-2025-legislative-priorities>.

impact on Black Californians. The Governor vetoed the bill, citing legal risks associated with an ancestry-based set-aside and concerns about jeopardizing the California Housing Finance Agency's access to federal mortgage markets. Instead, the Governor pointed to a new *Dream for All* funding round that includes a programmatic ten percent set-aside for borrowers living in Qualified Census Tracts.¹⁷¹⁸

AB 255 (Haney) would have allowed local jurisdictions to support drug-free permanent supportive housing, commonly known as recovery housing, by permitting up to 10 percent of state housing funds to be dedicated to these programs. The Governor vetoed the bill, asserting that a separate funding allocation for recovery housing was unnecessary because such housing may already operate consistent with Housing First law¹⁸, so long as residents are not required to relocate due to ongoing substance use.

AB 632 (Hart) allows a local agency upon the exhaustion of the administrative and judicial processes to impose liens and penalties for violations such as cannabis, housing, and fire hazard laws. This bill would remove homeowners' right to judicial review before the placement of an abatement lien on their property and allow local code enforcement to obtain judgments against properties without going in front of a judge. Western Center opposed this bill because it would remove key due process protections, saddle Californians with financial burdens, and increase foreclosures. This bill was vetoed due to concerns about expanding local authority to place liens on private property.

AB 650 (Papan) requires HCD to provide analysis to local governments to address deficiencies in their draft housing element revisions. This bill starts the RHNA process six months earlier to give municipalities more time in the housing element process, and it requires feedback from HCD to ensure local governments have the guidance they need to comply with. The Governor vetoed this bill because it would shift responsibility for preparing housing elements from local jurisdictions to HCD and would cost the State at least 11 million dollars.

SB 5 (Cabaldon) prohibited enhanced infrastructure financing districts and community revitalization and investment authorities from capturing tax revenues generated by parcels subject to a Williamson Act or farmland security zone contract. This bill was vetoed by the Governor because this bill could impede local jurisdictions' ability to use infrastructure development tools.

SB 36 (Umberg) initially aimed to strengthen consumer protections for Californians by extending Penal Code Section 396 geographic scope to counties within 50 miles of disaster areas. Unfortunately, significant amendments altered the bill's trajectory, including, granting the Legislature authority to terminate Governor-declared emergency extensions through concurrent resolution. Governor Newsom vetoed the bill, citing concerns that legislative authorities terminating emergency extensions would unduly restrict executive power to protect Californians during crises.

¹⁷ See <https://www.calhfa.ca.gov/dream/>.

¹⁸ SB 1308 (Mitchell) Chapter 847, Statutes of 2016.

SB 629 (Durazo) sought to modernize Fire Hazard Severity Zone designations by expanding them to include areas at heightened risk of major wildfires and establishing new enforcement programs. The Governor vetoed this bill due to a lack of available funding in the state budget to enforce the zones.

SB 757 (Richardson) would remove homeowners' right to judicial review before the placement of an abatement lien or special assessment on their property for unpaid nuisance abatement fines. The Governor vetoed this bill, stating that existing law already requires judicial approval for such liens.

Conclusion

The 2025 housing legislative year reflects both meaningful progress and ongoing challenges in California's effort to advance housing stability, racial equity, and tenant protections. While the Legislature enacted important measures that strengthen fair housing enforcement, protect tenants during disasters, curb predatory landlord practices, and expand pathways to affordable and supportive housing, other enacted and vetoed bills underscore persistent risks to environmental justice, due process, and community voice.

Western Center on Law and Poverty remains committed to advancing housing justice policies that directly and affirmatively improve living conditions for Black, Indigenous, Brown, and other communities of color and for low-income renters across the state. In the year ahead, Western Center will continue to advocate through legislation, litigation, coalition building, and community-centered policy development to protect tenants from displacement, strengthen civil rights enforcement, and ensure that housing policy in California promotes stability, dignity, and equity for those most impacted by the housing crisis.

For questions or more information about housing-related bills, please contact the Western Center Housing Policy Team:

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