CALIFORNIA LEGISLATURE — UC MERCED LEGISLATIVE SIMULATION

SENATE BILL SB-15

Introduced by Senator Josh Becker (D-13)

An act relating to Transit-to-Housing Expedited Approval Act.

LEGISLATIVE COUNSEL'S DIGEST

SB-15, Josh Becker (D-13). Transit-to-Housing Expedited Approval Act.

SECTION 1.

(a) A city or county shall establish an expedited review process for an eligible housing development located within one half mile of a major transit stop.

(b) For purposes of this section, an "eligible housing development" means a residential development that:

(1) Contains at least 10 housing units.

(2) Is located within one-half mile of a major transit stop.

(3) Meets all applicable objective zoning, building, and safety standards.

SEC. 2.

(a) A city or county shall provide an initial approval or denial of a complete application for an eligible housing development within 90 days of the date the application is deemed complete.

(b) If an application is denied, the city or county shall provide the applicant with a written explanation identifying the objective standards that the application failed to satisfy.

(c) Nothing in this section shall prevent a city or county from requiring compliance with applicable environmental, health, safety, or building standards.

SEC. 3.

The Department of Housing and Community Development shall publish guidance to assist cities and counties in implementing the expedited review process established by this act.

SEC. 4.

Nothing in this act shall be interpreted to prevent a city or county from adopting additional affordable-housing requirements that are consistent with state law.

SEC. 5.

This act shall become operative on January 1, 2027.

Vote: Majority. Appropriations/fiscal: no. Local program: yes.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

HOW TO WRITE YOUR BILL — delete these instructions when you start.
Write your bill's legal text in this document. Use the standard amendment marks: italic for language you are ADDING to existing law (Ctrl+I on Windows, ⌘+I on Mac), strikethrough for language you are REMOVING (Alt+Shift+5 on Windows, ⌘+Shift+X on Mac). Brand-new sections need no special formatting.

Do NOT color any text. Colors are applied automatically when your bill is published: strikethrough prints red, added language prints blue — exactly like real bills on leginfo.

SECTION 1.