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.

Existing California law provides incentives for certain housing developments located near major transit stops. Some qualifying housing developments may receive increased density or other development incentives when located near public transportation.

This bill would establish an expedited approval process for qualifying residential developments located within one-half mile of a major transit stop. A city or county would be required to provide an initial decision on a complete application within 90 days if the proposed development satisfies applicable objective standards.

The bill would not require the state to appropriate funds.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: yes

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

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

CALIFORNIA LEGISLATURE — 2025-2026 SIMULATION SESSION

SENATE BILL NO. [TA Assigns #]

Introduced by Senator Becker

September 29, 2026

An act to establish an expedited housing approval process for qualifying residential developments located near major public transportation facilities.

LEGISLATIVE COUNSEL’S DIGEST

SB [TA Assigns #], as introduced, Senator Becker. Transit-to-Housing Expedited Approval Act.

Existing California law provides incentives for certain housing developments located near major transit stops. Some qualifying housing developments may receive increased density or other development incentives when located near public transportation.

This bill would establish an expedited approval process for qualifying residential developments located within one-half mile of a major transit stop. A city or county would be required to provide an initial decision on a complete application within 90 days if the proposed development satisfies applicable objective standards.

The bill would not require the state to appropriate funds.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: yes

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

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.