The following summary identifies and briefly describes the significant local government bills that the Senate Governance and Finance Committee has worked on this year. At the end of each description, the bill’s status is indicated in italics.

If you want to read the Committee’s bill analyses or get a copy of a bill listed below, please go to the Legislature’s official website leginfo.legislature.ca.gov. You can also use that website to retrieve other bill analyses, official histories, voting records, and any veto messages.

The Senate Committee on Governance and Finance is responsible for hearing legislation pertaining to state and local government revenue mechanisms, taxes, local governance, and land use and development. The summary below groups bills by subject.

**Local Agency Formation Commissions (LAFCOs) & Boundary Changes**

**SB 414 (Caballero)** establishes the Small System Water Authority Act of 2019, which requires consolidation of failing water systems into small system water authorities, and specifies the process for formation of a small water system authority; the internal organization of an authority and its board, officers, and employees; requirements for how authority elections will be handled; powers and duties of an authority; and financial provisions that require the State Water Resources Control Board to support specified costs. *Assembly Appropriations Committee.*

**AB 600 (Chu)** requires an application to annex a contiguous disadvantaged community before a Local Agency Formation Commission (LAFCO) can approve an annexation of two or more contiguous areas of territory within five years that cumulatively would total more than 10 acres. *Signed—Chapter 612, Statutes of 2019.*

**AB 1253 (R. Rivas)** establishes, until July 31, 2025, a grant program for local agency formation commissions that perform specified actions, including dissolving inactive special districts and actions that benefit disadvantaged communities. *Senate Governance and Finance Committee.*
Land Use Planning & Development

**SB 4 (McGuire)** establishes a ministerial approval process for transit-oriented development and small multifamily developments that meet specified conditions. *Senate Governance and Finance Committee.*

**SB 13 (Wieckowski)** makes numerous changes to state laws governing accessory dwelling units (ADUs), including to cap local impact fees, require approval or denial of an ADU application within 60 days, and increase the minimum sizes of ADUs that local ordinances must allow. *Signed—Chapter 653, Statutes of 2019.*

**SB 48 (Wiener)** establishes a streamlined approval process for a “low-barrier navigation center” that connect people experiencing homelessness to services and permanent housing solutions until January 1, 2027, if it meets specified requirements, and requires local housing elements to identify areas for emergency shelters to be a permitted use in zones that allow residential use, as specified. *Senate Appropriations Committee.*

**SB 50 (Wiener)** requires local governments to provide a specified “equitable communities incentive” to developers that construct residential developments in “jobs-rich” and “transit-rich” areas, which may include certain exceptions to specified requirements for zoning, density, parking, height restrictions, and floor area ratios. *Senate Appropriations Committee.*

**SB 99 (Nielsen)** require the city or county, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. *Signed—Chapter 202, Statutes of 2019.*

**SB 182 (Jackson)** imposes additional fire hazard planning responsibilities on local governments, requires counties and cities to make specified findings before permitting developments in very high fire risk areas (VHFRAs), requires related fire planning and review by multiple state agencies, and creates a grant program for small jurisdictions to implement this bill’s requirements. *Assembly Floor.*

**SB 330 (Skinner)** establishes the Housing Crisis Act of 2019, which, until January 1, 2025, places restrictions on certain types of development standards, amends the Housing Accountability Act (HAA), and makes changes to local approval processes and the Permit Streamlining Act. *Signed—Chapter 654, Statutes of 2019.*

**SB 527 (Caballero)** clarifies that commercial cannabis may be designated as a compatible use under the Williamson Act and provides that industrial hemp cultivation is an agricultural use. *Signed—Chapter 273, Statutes of 2019.*

**SB 744 (Caballero)** creates a California Environmental Quality Act (CEQA) exemption for developments that qualify for No Place Like Home (NPLH) funding and makes clarifying
changes to existing law that provides for by-right approval of specified permanent supportive housing projects.  *Signed—Chapter 346, Statutes of 2019.*

**AB 101 (Committee on Budget)** establishes fines for violations of specified provisions of state housing law, creates the Infill Infrastructure Grant Program to award funding to cities for infill projects, includes similar provisions to SB 48 (Wiener), and makes other changes.  *Signed—Chapter 159, Statutes of 2019.*

**AB 68 (Ting)** makes numerous changes to state laws governing ADUs, including to expand the types of ADUs that are eligible for ministerial approval regardless of the provisions of local ordinances to include ADUs on multifamily properties, restricts the zoning requirements that local ADU ordinances may impose, and makes other changes.  *Signed—Chapter 655, Statutes of 2019.*

**AB 168 (Aguiar-Curry)** establishes a scoping consultation process before the submission of a SB 35 application to determine if there are potential tribal cultural resources on a proposed project site. If there are tribal cultural resources, the applicant must go through a process, as specified, to identify tribal cultural resources and mitigate any impact to those sites.  *Senate Floor.*

**AB 430 (Gallagher)** establishes a streamlined, ministerial approval process for housing development in specified cities in Northern California until January 1, 2026.  *Signed—Chapter 745, Statutes of 2019.*

**AB 747 (Levine)** requires, beginning January 1, 2022, the safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios.  *Signed—Chapter 681, Statutes of 2019.*

**AB 754 (Grayson)** authorizes the California Department of Technology to provide Geographic Information Systems data to a regional notification center (RNC), as specified; and requires applications for solar energy system permits to contain a reference to the existing requirements to notify an RNC of intended excavation, as specified.  *Signed—Chapter 494, Statutes of 2019.*

**AB 881 (Bloom)** makes numerous changes to state laws governing ADUs, including to prohibit local agencies from imposing owner-occupancy restrictions on ADUs until January 1, 2025.  *Signed—Chapter 659, Statutes of 2019.*

**AB 1100 (Kamlager-Dove)** makes parking spaces served by electric vehicle (EV) charging equipment count as a standard parking space for purpose of complying with any applicable minimum parking requirement established by a local jurisdiction.  *Signed—Chapter 819, Statutes of 2019.*

**AB 1279 (Bloom)*** requires certain development sites in high resource areas to allow for more density and height and makes these sites subject to "use by-right" approval.  *Senate Housing Committee.*
**AB 1483 (Grayson)** requires cities and counties to post specified housing-related information on their Web sites and requires the Department of Housing and Community Development to establish a workgroup, as specified, to develop a strategy for state housing data. *Signed—Chapter 662, Statutes of 2019.*

**AB 1485 (Wicks)** allows a project to be eligible for streamlined, ministerial approval under existing law (SB 35, Wiener, 2017) if the project contains 10 or more units and dedicates 20% of the total number of units to housing affordable to households making below 120% of the area median income, with the average income of the units at or below 100% of the area median income. *Signed—Chapter 663, Statutes of 2019.*

**AB 1515 (Friedman)** prohibits a court from invalidating a development approval that was granted based on a community plan that meets specified criteria, if the development was approved or had a complete application prior to the community plan being invalidated, as specified. *Signed—Chapter 269, Statutes of 2019.*

**AB 1763 (Chiu)** revises density bonus law (DBL) to require a city or county to award a developer additional density, concessions and incentives, and height increases if 100% of the units in a development are restricted to low- and moderate-income households. *Signed—Chapter 666, Statutes of 2019.*

**AB 1783 (R. Rivas)** creates a streamlined, ministerial approval process for agricultural employee housing that meets specified criteria and prohibits specified state housing funds from being utilized for constructing housing for H-2A workers (nonimmigrant agricultural workers). *Signed—Chapter 866, Statutes of 2019.*

### Local Economic Development

**SB 531 (Glazer)** prohibits a local agency from entering into any agreement that results in a rebate of Bradley-Burns local tax revenues to a retailer in exchange for that retailer locating within that agency’s jurisdiction. *Vetoed by Governor.*

**AB 485 (Medina)** requires local agencies to publicly report specified information when providing economic development subsidies of $100,000 or more for warehouse distribution centers. *Signed—Chapter 803, Statutes of 2019.*

### Local Powers & Governance

**SB 128 (Beall)** extends the best-value contracting pilot program until January 1, 2025, and adds Santa Clara and Monterey counties to the program. *Signed—Chapter 501, Statutes of 2019.*
SB 139 (Allen) requires a county with more than 400,000 residents to establish an independent redistricting commission tasked with adopting the county’s supervisorial districts following each federal decennial census, as specified. Vetoed by Governor.

SB 205 (Hertzberg) requires businesses to demonstrate enrollment with stormwater discharge permits when applying for, or renewing, a business license with a city or county. Signed—Chapter 470, Statutes of 2019.

SB 281 (Wiener) prohibits any officer, employee, operator, or lessee of Agriculture District 1-A, from contracting for, authorizing, or allowing the sale of any firearm or ammunition at the Cow Palace property in San Mateo County and San Francisco County. As heard by the Committee, SB 281 created the Cow Palace Authority, required the state to transfer the Cow Palace to this new entity, and banned gun shows on the premises. Senate Appropriations Committee.

SB 438 (Hertzberg) prohibits, with some exceptions, a public agency from delegating, assigning, or entering into a contract for "911" call processing or emergency notification duties regarding the dispatch of emergency response services, unless the contract or agreement is with another public agency, and states that “medical control” shall not be construed to limit, supplant, prohibit, or otherwise alter a public safety agency’s (PSA) authority to directly receive and process requests for assistance originating within the PSA's territorial jurisdiction through the emergency "911" system. Signed—Chapter 389, Statutes of 2019.

SB 598 (Moorlach) establishes the Open Financial Statement Commission (Commission), within the State Treasurer’s Office (STO), and requires the Commission to report to the Legislature regarding how and whether to transition state and local agencies’ financial reporting to a machine readable format, as specified. Vetoed by Governor.

SB 681 (Stern) authorizes the proponent of a local referendum or charter amendment initiative to withdraw the measure prior to election, as specified. Signed—Chapter 569, Statutes of 2019.

AB 423 (Gloria) restructures the governing board of the San Diego County Air Pollution Control District (SDAPCD) to include city and public representatives, imposes new requirements on SDAPCD, and requires the California Air Resources Board (CARB) to conduct a specified program audit of the SDAPCD. Signed—Chapter 744, Statutes of 2019.

AB 689 (McCarty) authorizes a pilot project for the Sacramento Municipal Utility District (SMUD) to acquire nonstock security in private entities. Signed—Chapter 230, Statutes of 2019.

AB 825 (Mullin) makes numerous changes to the San Mateo County Flood Control District Act to allow the District to finance projects to address sea level rise. Signed—Chapter 292, Statutes of 2019.
AB 849 (Bonta) revises and standardizes the criteria, procedures, and requirements that counties and cities must use when adjusting the boundaries of electoral districts used to elect members of the jurisdictions’ governing bodies. *Signed—Chapter 557, Statutes of 2019.*

AB 891 (Burke) requires each city and county with a population greater than 330,000 to establish a safe parking program that meets specified criteria by January 1, 2022. *Vetoed by Governor.*

AB 931 (Boerner Horvath) prohibits the membership of appointed boards and commissions in cities with a population of 50,000 or more from having more than 60% of the same gender identity on or after January 1, 2030; and specifies that smaller boards and commissions must not be comprised of members having the same gender identity. *Signed—Chapter 813, Statutes of 2019.*

AB 945 (McCarty) increases the cap on the amount of surplus funds local agencies can invest in certain deposits and removes the January 1, 2021 sunset date on the ability to make these types of deposits. *Signed—Chapter 619, Statutes of 2019.*

AB 1112 (Friedman) places restrictions on (1) the data a local authority may require a shared mobility device provider to provide to the local authority and (2) the kinds of regulations a local authority may place on a shared mobility service provider or user. *Senate Transportation Committee.*

AB 1162 (Kalra) prohibits a lodging establishment from providing a small plastic bottle containing shampoo, hair conditioner, or bath soap to guests, as specified, and prohibits local governments from adopting more restrictive ordinances. *Signed—Chapter 687, Statutes of 2019.*

AB 1286 (Muratsuchi) places requirements on companies that provide shared mobility devices and the local authorities that allow such devices to be operated within their jurisdictions, including to require specified levels of liability insurance and to obtain a permit to operate from a local jurisdiction. *Senate Judiciary Committee.*

AB 1289 (Chen) prohibits a city, county, or city and county from fining an alarm company requesting dispatch to a customer that does not have a current local use permit for an alarm system, as specified. *Signed—Chapter 65, Statutes of 2019.*

AB 1486 (Ting) imposes additional requirements on the process that public agencies must use when disposing of surplus property. *Signed—Chapter 664, Statutes of 2019.*

AB 1605 (Ting) authorizes the City and County of San Francisco to establish a reservation and pricing pilot program for vehicles that use the "Crooked Street." *Vetoed by Governor.*
AB 1607 (Boerner Horvath) requires a city or county, upon issuing a business license, to provide the business with written notice about the legal prohibition on gender-based pricing discrimination for services and the related posting requirements. Signed—Chapter 293, Statutes of 2019.

AB 1736 (Daly) requires a local agency to create and maintain a policy for notifying the apparent lowest responsible bidder and the subcontractors listed in a bid within a reasonable time. Vetoed by Governor.

AB 1743 (Bloom) expands properties exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption, and limits the ability for local agencies to reject housing projects because they qualify for the exemption. Signed—Chapter 665, Statutes of 2019.

**Redevelopment & Infrastructure Financing**

SB 5 (Beall) allows local agencies to reduce contributions of local property tax revenue to schools to build affordable housing and related infrastructure. Vetoed by Governor.

SB 293 (Skinner) establishes a procedure to form Oakland Infrastructure Financing Districts (Oakland IFDs), based on existing infrastructure financing district law. Signed—Chapter 762, Statutes of 2019.

SB 532 (Portantino) authorizes the City of Glendale’s redevelopment agency (RDA) successor agency to use specified bond proceeds for specified affordable housing purposes, rather than using those proceeds to defease the bonds. Vetoed by Governor.

SB 646 (Morrell) requires connection fees to bear a fair or reasonable relationship to the water or sewer connection that they fund, consistent with existing law. Signed—Chapter 78, Statutes of 2019.

AB 11 (Chiu)* authorizes a city or county to create affordable housing and infrastructure agency subject to approval by the Strategic Growth Council. Assembly Appropriations Committee.

AB 116 (Ting)* authorizes Enhanced Infrastructure Financing Districts to issue bonds without voter approval provided they go through specified protest process. Signed—Chapter 656, Statutes of 2019.

AB 305 (Nazarian) allows wastewater utilities to issue rate reduction bonds and makes numerous changes to the process of issuing those bonds. Signed—Chapter 225, Statutes of 2019.
**AB 411 (Mark Stone)** authorizes the City of Santa Cruz’s redevelopment successor agency to use specified bond proceeds for affordable housing purposes, rather than defeasing or cancelling the bonds. *Vetoed by Governor.*

**AB 1290 (Gloria)** requires contractors for the Pure Water San Diego program to enter into a project labor agreement as a condition of receiving specified state funds. *Signed—Chapter 755, Statutes of 2019.*

**AB 1484 (Grayson)* imposes numerous limitations on impact fees that local governments may impose on housing projects. *Senate Rules Committee.*

**AB 1487 (Chiu)** establishes the Bay Area Housing Finance Authority (BAHFA) throughout the San Francisco Bay Area and sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated. *Signed—Chapter 598, Statutes of 2019.*

**AB 1659 (Bloom)** redefines “city” as it applies to home mortgage financing and multifamily rental housing bonds, to include any nonprofit public benefit corporation or instrumentality created by the City of Los Angeles for the purpose of issuing housing bonds in the City. *Senate Floor.*

* = Bill was never heard in the Senate Governance & Finance Committee

To read and retrieve copies of the Senate Governance & Finance Committee’s detailed reference materials and other publications, please go to the Committee’s website: [http://sgf.senate.ca.gov](http://sgf.senate.ca.gov)