
THIRD READING

Bill No: AB 1007
Author: Blanca Rubio (D), et al.
Amended: 9/5/25 in Senate
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 7/2/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Seyarto, Wiener

SENATE APPROPRIATIONS COMMITTEE: 7-0, 8/29/25
AYES: Caballero, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

ASSEMBLY FLOOR: 71-0, 5/23/25 (Consent) - See last page for vote

SUBJECT: Land use: development project review

SOURCE: California Association of Realtors
California Building Industry Association
California Business Properties Association
California Business Roundtable
California Nevada Cement Association
Naiop of California
Southern California Leadership Council

DIGEST: This bill shortens timelines for approval or disapproval by a public agency acting as the “responsible agency” for housing development projects.

Senate Floor Amendments of 9/5/25 exclude specified discharge permits issued by the State Water Resources Control Board (SWRCB) or a Regional Water Quality Control Board (RWQCB).

ANALYSIS:

Existing law:

- 1) Allows, pursuant to the California Constitution, cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.”
- 2) Requires public agencies to act fairly and promptly on applications for development permits, including housing, under the Permit Streamlining Act (PSA), including that:
 - a) Responsible agencies must approve or disapprove qualifying projects within the longer of 180 days from the lead agency’s approval, or the date the responsible agency accepts the application as complete.
 - b) For housing development projects, 90 days from the lead agency’s approval, or the date the responsible agency accepts the application as complete.
- 3) Establishes the following state agencies:
 - a) The California Coastal Commission, which has specified authority over development within the Coastal Zone.
 - b) The San Francisco Bay Conservation and Development Commission (SFBCDC), which has specified authority over development surrounding the San Francisco Bay.
 - c) The SWRCB and nine RWQCBs, which collectively regulate water quality in the California through permitting and enforcement of the state’s Porter-Cologne Water Quality Control Act and the federal Clean Water Act.

This bill reduces the time period that a responsible agency is required to approve or disapprove a project, as described above, from 90 days to 45, except for the California Coastal Commission and SFBCDC, and for either an individual waste discharge requirement or any certificate or statement required by any federal agency pursuant to the Federal Water Pollution Control Act or any other federal water quality control law that is issued by SWRCB or a RWQCB.

Comments

Purpose of the bill. According to the author, “AB 1007 takes aim at one of the biggest bottlenecks in the process—permit approvals. This bill cuts the time frame for responsible agencies to act on housing permit applications from 90 days to just 45.

“At the heart of the permitting process is the ‘shot clock’—the countdown regulatory agencies must adhere to once an application is deemed complete. While prior legislation expedited the shot clock for lead agencies specifically for housing projects, but did not correspondingly shorten the clock for responsible agencies to act on a complete application and delays in the permit process. These holdups—especially for permits issued by state and regional agencies—have remained a stubborn obstacle to getting much-needed housing built.

“By aligning the shot clock across the board, AB 1007 aims to bring much-needed efficiency and predictability to the housing approval process, ensuring projects move forward faster and communities get the housing they desperately need.”

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

According to the Senate Appropriations Committee:

- Any new costs for the Coastal Commission and the San Francisco Bay Conservation and Development Commission (BCDC) would be negligible. Staff notes that there could be other potential, but likely minor state costs to the extent that other state entities would meet the definition of a public agency acting as a responsible agency who would be responsible for acting on specified housing development applications. (various funds)
- Unknown local costs for cities and counties to comply with accelerated project approval deadlines. These costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates, including expedited permitting requirements. (local funds)

SUPPORT: (Verified 9/7/25)

California Association of Realtors (co-source)
California Building Industry Association (co-source)
California Business Properties Association (co-source)
California Business Roundtable (co-source)
California Nevada Cement Association (co-source)
Naiop of California (co-source)
Southern California Leadership Council (co-source)
Abundant Housing LA
CA Assn of Winegrape Growers
California Apartment Association

California Council for Affordable Housing
California Council for Environmental & Economic Balance
California Democratic Party
California Housing Partnership
Circulate San Diego
East Bay Leadership Council
Habitat for Humanity California
Housing Leadership Council of San Mateo County
Inner City Law Center
Institute for Responsive Government Action
Leadingage California
Lieutenant Governor Eleni Kounalakis
Monterey Bay Economic Partnership
South Pasadena Residents for Responsible Growth
Southern California Association of Governments
The Two Hundred
Tri County Chamber Alliance

OPPOSITION: (Verified 9/7/25)

None received

ASSEMBLY FLOOR: 71-0, 5/23/25

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

NO VOTE RECORDED: Bryan, Chen, Ellis, Nguyen, Sanchez, Schultz, Sharp-Collins, Wicks

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119
9/8/25 21:29:50

**** **END** ****