
SENATE COMMITTEE ON LOCAL GOVERNMENT

Senator María Elena Durazo, Chair

2025 - 2026 Regular

Bill No: AB 1834
Author: Patel
Version: 3/26/26

Hearing Date: 6/10/26
Fiscal: No
Consultant: Favorini-Csorba

SUBDIVISIONS: TENTATIVE AND FINAL MAP: EXCEPTIONS

Exempts specified land zoned for mixed-use development from the requirement to have a tentative and final map for subdivisions of five or more parcels.

Background

Subdivision Map Act. The Subdivision Map Act (Map Act) governs how local officials regulate the division of real property into smaller parcels for sale, lease, or financing. It has three principal goals: to encourage orderly community development, to prevent undue burdens on the public, and to protect individual real estate buyers. Cities and counties adopt local subdivision ordinances to carry out the Map Act and local requirements. City councils and county boards of supervisors use the Map Act to control a subdivision's design and improvements. Local subdivision approvals must be consistent with city and county general plans.

Tentative and final maps. In general, all subdivisions creating five or more parcels require a city or county to approve a tentative map, followed by a final map. Under the Subdivision Map Act, cities and counties can attach scores of conditions to map approvals. The Map Act allows local officials to require, as a condition of approving a proposed subdivision, the dedication of property within a subdivision for streets, alleys, drainage, utility easements, and other public easements and improvements. An applicant who agrees to the conditions and meets the other requirements in the Map Act and local subdivision ordinances may be granted a tentative map. Once subdividers comply with those conditions, local officials must issue final maps.

For smaller subdivisions that create four or fewer parcels, local officials usually use a simpler, single-step process to approve "parcel maps," but they can instead require tentative maps followed by final maps. The Map Act constrains the dedications and improvements that cities and counties can require as a condition of a subdivision of four or fewer lots to only the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. It also generally prohibits a city or county from requiring the developer to complete improvements before it issues a development permit for the site.

The Map Act exempts a subdivision creating five or more parcels from the requirement to obtain a tentative and final map if:

- Each parcel created is over 40 acres in size;
- Each parcel created is 20 or more acres and has approved access to a maintained public street or highway;

- The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body;
- The land before division consists of a parcel or parcels of land zoned for industrial or commercial development that have approved access to a road; or
- The subdivision is solely for the creation of habitat, as specified.

Homeownership projects. Housing projects that include for-sale units, such as condominiums or developments with multiple single-family homes that will be sold separately, must have an approved subdivision map in order to sell the individual units. According to the author, projects that can use one of the exemptions in the Map Act can proceed nine to 12 months faster than projects that must receive a tentative map and final map. The San Diego Regional Chamber of Commerce wants the Legislature to make it easier to subdivide parcels for mixed-use development that includes housing.

Proposed Law

Assembly Bill 1834 adds mixed-use development, including development that contains residential uses, to the exemption from the requirement for a tentative and final map if a parcel has approved access to a road. The bill makes other technical changes.

Comments

1. **Purpose of the bill.** According to the author, “By creating this commonsense exemption, mixed-use projects can move through the review process more quickly. This will allow for desperately needed multi-family housing projects in existing area zoned for mixed use to progress faster throughout California. It will also create more commercial space for local businesses to locate within mixed-use developments. This creates economic benefits for local businesses and contributes to lively, walkable communities where residents can shop, dine, and work near where they live.”

2. **Remember when?** Subdivision is essentially a permanent act: it is difficult to reassemble parcels after they have been split and sold to different owners. It is also much harder to coordinate infrastructure development once ownership has been split because it may need to cross or serve multiple properties, the owners of which may not agree. The Map Act regulates subdivisions—in painstaking detail, through dozens of code sections—to ensure that the design of the parcels and the infrastructure necessary to support them facilitate the development of functional and livable communities for prospective buyers and the public at large. The Map Act imposes requirements on cities and counties in part because historically, they could not always be counted on to appropriately regulate subdivisions to ensure the sufficiency of infrastructure and mitigate impacts to the public. AB 1834 allows cities and counties greater flexibility to decide if they want to permit homeownership projects through a parcel map instead of tentative and final map in order to speed delivery of new homes. AB 1834 does not mandate that cities and counties use this process. However, a city or county that wants to approve a controversial project might use this process to advance a project that might otherwise receive public opposition. Is the benefit of faster housing approvals worth the potential loss of some of the Map Act’s safeguards on subdivision?

Assembly Actions

Assembly Local Government Committee: 10-0
Assembly Floor: 64-0

Support and Opposition (6/5/2026)

Support: San Diego Regional Chamber of Commerce (Sponsor)
California Business Roundtable
Mayor Todd Gloria, City of San Diego

Opposition: None submitted.

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