

from imposing any parking requirements if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop, or if there is a car share vehicle located within one block of the parcel.

- 4) Authorizes a local agency to deny a housing project otherwise authorized by SB 9 if the building official makes a written finding based upon the preponderance of the evidence that the housing development project would have a specific, adverse impact upon health and safety or the physical environment and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact
- 5) Requires a city or county to include the number of units constructed and the number of applications for lot splits under this bill, in its Annual Progress Report (APR) to the Department of Housing and Community Development (HCD).
- 6) Requires a city or county to ministerially approve a parcel map for an urban-lot split only if the local agency determines that the parcel map for the urban-lot split meets specified requirements.
- 7) Provides that a local government shall not be required to permit more than two units on a parcel.
- 8) Requires an applicant for an urban-lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban-lot split.

Existing law, pursuant to the Starter Home Revitalization Act (SHRA):

- 9) Requires a local government to ministerially approve, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets, among others, the following requirements:
 - a) The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer units.
 - b) The proposed development is located on a lot that meets all of the following sets of requirements:
 - i) The lot is zoned for multifamily residential development or the lot is vacant, as defined, and zoned for single-family residential development.

- ii) The lot is no larger than five acres and substantially surrounded by qualified urban uses, as defined.
 - c) The parcels created will be no smaller than the following unless the local government allows a smaller minimum parcel size:
 - i) 600 square feet for parcels created by subdividing multifamily parcels.
 - ii) 1,200 feet for parcels created by subdividing vacant single-family parcels.
 - d) The housing units on the lot proposed to be subdivided are one of the following:
 - i) Constructed on fee simple ownership lots.
 - ii) Part of a common interest development.
 - iii) Part of a housing cooperative, as specified.
 - iv) Owned by a community land trust.
 - e) The average total area of floorspace of the proposed units does not exceed 1,750 net habitable square feet.
- 10) Provides that a housing development project on a proposed site to be subdivided does not have to comply with any a minimum requirement on the size, width, depth, frontage, or dimensions of an individual parcel created by the development beyond the minimum parcel size.
- 11) Requires a local agency to ministerially consider an application for a project that meets the specified requirements of the Starter Home Revitalization Act.
- 12) Requires a local agency to approve or deny an application for a parcel map or a tentative map, or a development application, for a housing development project submitted to a local agency within 60 days from the date the local agency receives a completed application, as specified.
- 13) Allows a local agency to deny an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) on parcels created pursuant to the Starter Home Revitalization Act.

Existing Law, pursuant to the Davis-Stirling Common Interest Development Act:

- 14) Establishes rules and regulations governing the operation of Common Interest Developments (CIDs) and the respective rights and duties of a homeowners association (HOA) and its members. Requires the governing documents of a CID, and any amendments to the governing documents, to be adopted through HOA elections in accordance with specified procedures..

This bill:

- 1) Establishes concurrent processing of ministerial housing development applications and the applicable subdivision map applications for housing developments proposed under SB 9 (Atkins), as well housing developments proposed under the Starter Home Revitalization Act (SHRA).
 - a) Allows, notwithstanding 2), a local agency to condition its issuance of building permits, grading permits, or certificates of occupancy for a proposed housing development upon the applicant first obtaining approval and recording a subdivision map for the lot split.
 - b) Allows a local agency to deem a building permit or other posttitlement permit for a housing development project incomplete and require revisions in response to any comments from the local agency or other reviewing agencies regarding the subdivision map's compliance with applicable state or local development and building standards.
- 2) Authorizes the primary dwellings associated with an SB 9 lot split to be developed or converted as condominiums, including allowing condominium conversion of an existing unit, pursuant to applicable state and local condominium law, including the Davis-Stirling Act.
- 3) Defines "parcel map" for the purposes of SB 9 (Atkins) to mean a parcel map prepared in accordance with the Subdivision Map Act (SMA) and may include a condominium plan if proposed by the subdivider and ultimately approved in accordance with the Davis-Sterling Act, as specified. If the urban lot split includes an existing residential unit at the time of subdivision approval, the subdivider shall complete a condominium conversion consistent with existing state and local law to convey the unit separately.

Background

SB 9 (Atkins, 2021). In 2021, the Governor signed SB 9 (Atkins, Chapter 162, Statutes of 2021), which allowed up to four homes on lots where currently only one exists. It did so by allowing existing single-family homes to be converted into duplexes; it also allowed single-family parcels to be subdivided into two lots, while allowing up to two units to be constructed on each newly formed lot. According to the Turner Center, that bill had the potential to allow for the development of nearly 6 million new housing units.

The Turner Center evaluated the use of SB 9 through the end of 2022 (one year from its enacted date of January 1, 2022). Researchers collected data from 13

jurisdictions and found that SB 9 activity was relatively limited. For example, Los Angeles had the most activity, with 211 applications for new units under SB 9 in 2022. The state's other large cities all reported few applications for lot splits or new units. For example, the City of San Diego reported receiving just seven applications for new SB 9 units in 2022¹.

Despite these initial reports, it is too early to draw any conclusions about SB 9's overall impact, as homeowners and local governments are still learning about the provisions in the bill. Similarly, it took a several years for accessory dwelling unit application and construction to increase after reforms took effect on January 1, 2017.

Ministerial subdivisions for smaller projects. In 2023, the Governor signed SB 684 (Caballero, Chapter 783, Statutes of 2023), which established the SHRA and streamlined small lot subdivisions to help promote their development. The statutory provisions created by that bill require local governments to ministerially approve a parcel map or tentative and final map with 10 or fewer units on sites zoned multifamily that are no larger than five acres and substantially surrounded by qualified urban uses. Projects must meet minimum density requirements and comply with existing setback and height requirements. Units can be no greater than 1,750 net habitable square feet. The project must also comply with any local inclusionary requirements. If the project receives a tentative or parcel map pursuant to this bill, the local agency must issue the building permit based on the approved map under specified circumstances. Two years ago, SB 1123 (Caballero, Chapter 294, Statutes of 2024) revised the statute to expand its scope, most notably extending the streamlining provisions to vacant lots zoned for single-family developments that meet specified conditions.

Comments

- 1) *Author's Statement.* "This bill proposes to allow developments to be eligible for concurrent review of parcel map splits associated with specified development types, including ADU, condos, and SB 9 splits. By allowing concurrent review of different aspects of a single project, the development may be able to be approved faster, without imposing new deadlines on approving agencies, and provide greater certainty for project financing."
- 2) *SB 9.* Under SB 9, the total number of units that can be built on a formerly single-family zoned lot is capped at four. Under existing law, accessory

¹Muhammad Alameldin and David Garcia, "State Law, Local Interpretation: How Cities Are Implementing Senate Bill 9," *Terner Center for Housing Innovation*, June 8, 2022, accessed April 9, 2025, <https://ternercenter.berkeley.edu/research-and-policy/state-law-local-interpretation-senate-bill-9/>.

dwelling units (ADUs) may be built in combination with SB 9 so long as the total number of units on a lot does not exceed four. Property owners may use both SB 9 and ADUs to achieve the maximum allowed density in a configuration that best suits their site and circumstances, for example, two primary units under SB 9 and one ADU per unit. Furthermore, SB 9 explicitly prohibits the owner of the parcel being subdivided from also subdividing the adjacent parcels under SB 9 in order to limit its applicability to a two-lot, four-unit cap.

This bill requires local agencies to allow concurrent processing of applications for urban lot splits and associated SB 9 duplexes. While this bill allows these approvals to proceed in parallel, it preserves existing sequencing requirements by authorizing local agencies to condition the issuance of building permits, grading permits, or certificates of occupancy on the prior approval and recordation of the parcel map for the urban lot split. This bill also makes targeted changes to facilitate the delivery and sale of small-scale ownership housing. It authorizes the primary dwellings associated with an SB 9 urban lot split to be developed or converted as condominiums, including allowing the conversion of existing units, subject to applicable state and local condominium laws.

- 3) *SB 684/ SB 1123*. SB 684/1123 established a streamlined, ministerial pathway for small-scale housing development on subdivided lots. Specifically, these laws require local agencies to ministerially approve qualifying subdivisions of up to 10 parcels and associated housing development projects of up to 10 units on lots zoned for multifamily or on lots that are vacant and zoned for single-family residential developments. SB 684/1123 projects are required to meet specified objective standards related to site eligibility, density, affordability (if it is located on a site identified for lower-income housing in the most recent housing element), and environmental constraints. The statutes limit local discretion to objective zoning, subdivision, and design standards, prohibit standards that would physically preclude development at required densities, and impose firm timelines for approval. Together, these provisions are intended to facilitate “missing middle” housing by enabling smaller, by-right projects in urbanized areas.

This bill requires local agencies to allow concurrent processing of subdivision maps and ministerial housing development and building permit applications for projects authorized under SB 684/1123. While this bill allows these approvals to proceed in parallel, it preserves existing sequencing requirements by authorizing local agencies to condition the issuance of building permits, grading permits, or certificates of occupancy on the prior approval and recordation of

the applicable parcel map or final map.

4) *Double-referral*. This bill is also referred to the Local Government Committee.

Related/Prior Legislation

SB 1116 (Caballero, 2026) — would make makes a series of changes regarding the scope of zoning provisions and subdivision provisions of the SHRA, and voids specified types of covenants that would prohibit SHRA projects. *This bill is pending in the Assembly Committee on Housing and Community Development.*

SB 9 (Arreguin, Chapter 510, Statutes of 2025) — provided that a local ordinance implementing ADU Law is null and void if the local agency fails to submit a copy of the ordinance to the department of HCD or if the local agency fails to respond to HCD’s findings within specified timeframes.

AB 628 (McKinnor, Chapter 342, Statutes of 2025) — expanded the definition of untenable so that leases entered into, amended, or extended on or after January 1, 2026, are required to have a working stove and refrigerator, as specified, subject to certain exemptions, in order to be deemed tenable

AB 130 (Committee on Budget, Chapter 22, Statutes of 2025) — As it relates to the SHRA, allows subdivisions proposed under the SHRA to designate remainder parcels that do not count against the density allowed for SHRA housing developments, and included

SB 1123 (Caballero, Chapter 294 Statutes of 2024) — requires, starting July 1, 2025 local agencies to ministerially approve the subdivision of vacant, single-family lots to allow for up to 10 units as specified and makes other changes to SB 684 (Caballero), Chapter 783, Statutes of 2023.

SB 684 (Caballero, Chapter 783, Statutes of 2023) — required local agencies to ministerially approve subdivision maps for specified projects in urban areas that include 10 or fewer housing units.

AB 803 (Boerner-Horvath, Chapter 154, Statutes of 2021) — removed the ability for local agencies to impose setback requirements between units and minimum lot sizes, and reducing parking requirements.

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

POSITIONS: (Communicated to the committee before noon on Wednesday, June 17, 2026.)

SUPPORT:

Abundant Housing Los Angeles
Bay Area Council
California Yimby
Circulate Planning & Policy
Southern California Obtainable Housing
Sv@home Action Fund

OPPOSITION:

None received

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