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THIRD READING

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Bill No: AB 462  
Author: Lowenthal (D) and Rivas (D), et al.  
Amended: 8/29/25 in Senate  
Vote: 27 - Urgency

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SENATE NATURAL RES. & WATER COMMITTEE: 7-0, 7/8/25  
AYES: Limón, Seyarto, Allen, Grove, Hurtado, Laird, Stern

SENATE HOUSING COMMITTEE: 10-0, 7/15/25  
AYES: Wahab, Seyarto, Arreguín, Caballero, Cortese, Durazo, Gonzalez,  
Grayson, Ochoa Bogh, Padilla  
NO VOTE RECORDED: Cabaldon

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

ASSEMBLY FLOOR: 77-0, 4/1/25 - See last page for vote

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**SUBJECT:** Land use: accessory dwelling units

**SOURCE:** Author

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**DIGEST:** This bill requires coastal development permits (CDPs) for accessory dwelling units (ADUs) to be approved or denied within 60 days, waives prohibitions on issuing certificates of occupancy for ADUs on lots without a primary dwelling unit following a disaster, and eliminates the ability to appeal a CDP for an ADU issued by a local government to the California Coastal Commission (Coastal Commission), among other provisions, as provided.

**ANALYSIS:**

Existing law:

- 1) The California Emergency Services Act authorizes the Governor to declare a state of emergency and local officials and local governments to declare a local

emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist.

- 2) Authorizes a local agency to provide for the creation of ADUs in areas zoned for residential use, as specified.
- 3) Requires a permitting agency to consider and approve a completed application for an ADU ministerially within 60 days, as provided, if there is an existing single-family or multifamily dwelling on the lot (Government Code (GOV) §66317).
- 4) Defines an ADU to mean an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU is required to include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated, as specified (GOV §66313).
- 5) Prohibits a local agency from issuing a certificate of occupancy for an ADU before the local agency issues a certificate of occupancy for the primary dwelling (GOV §66328).
- 6) Provides in the state's ADU laws that they shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Coastal Act) (Public Resources Code (PRC) §§30000 *et seq.*), except that the local government shall not be required to hold public hearings for CDP applications for ADUs (GOV §66329).
- 7) Includes legislative findings and declarations in the Coastal Act that:
  - a) The coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people, the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents, and existing uses and future developments that are carefully planned and developed consistent with the Coastal Act are essential to the economic and social well-of the people of the state (PRC §30001).
  - b) The basic goals of the state for the coastal zone include to:
    - i) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources,

- ii) Ensure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state, and
  - iii) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners, among other things (PRC §30001.5).
- 8) Provides for the planning and regulation of development within the coastal zone, as defined.
- a) A person planning to perform or undertake any development in the coastal zone is required to obtain a CDP from the Coastal Commission or local government enforcing a certified local coastal program (LCP) (PRC §30600).
- 9) Requires a local government in the coastal zone to prepare a LCP. Requires the precise content of the LCP to be determined by the local government in full consultation with the Coastal Commission and with full public participation (PRC §30500). Provides for LCPs to be amended by the local government, but the amendment does not take effect until certified by the Coastal Commission (PRC §30514).

This bill:

- 1) Requires a local agency to issue a certificate of occupancy for an accessory dwelling unit constructed in a county that is subject to a proclamation of a state of emergency made by the Governor on or after February 1, 2025, even if the primary dwelling has not yet been issued a certificate of occupancy, if certain requirements are met, including that the primary dwelling was substantially damaged or destroyed by an event referenced in a state of emergency proclamation, as specified.
- 2) Requires a local government to either approve or deny a CDP application for an ADU within 60 days of receiving a completed application. Requires the process to approve or deny a CDP application for an ADU to happen concurrently with the process to approve or deny an ADU application, as provided.
- 3) Requires the Coastal Commission to either approve or deny a CDP application for an ADU within 60 days of receiving a completed application when the local government does not have a certified LCP. Requires the local government that

does not have a certified LCP to immediately notify the Coastal Commission that an ADU permit application is complete, as provided.

- 4) Requires the Coastal Commission's review process to approve or deny a CDP application to happen concurrently with the process to approve or deny an ADU application by the local government, as provided.
- 5) Notwithstanding the 60-day time limit, authorizes the Coastal Commission, if a CDP application to create or serve an ADU is submitted with a CDP application to create or serve a new single-family or multifamily dwelling on the lot, to delay approving or denying the CDP application for the ADU until the Coastal Commission approves or denies the CDP application to create or serve the new single-family or multifamily dwelling.
- 6) Deems the CDP application for an ADU approved if the Coastal Commission has not approved or denied a completed application within 60 days, except in certain circumstances, as specified.
- 7) Makes legislative findings and declarations that addressing the housing crisis and the severe shortage of housing is a matter of statewide concern; is not a municipal affair; and therefore this act applies to all cities, including charter cities, as provided.
- 8) Provides that no reimbursement is required to a local agency or school district, as specified.
- 9) Justifies the necessity for an urgency statute to take effect immediately and necessary for the immediate preservation of the public peace, health or safety, as follows: in order to avert economic and social harm as a result of natural disasters and the severe lack of affordable housing in the state.

[NOTE: See the Senate Natural Resources and Water and Housing Committees' analyses for additional information about this bill.]

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

According to the Senate Appropriations Committee:

- Unknown ongoing costs, likely in the low hundred or hundreds of thousands of dollars annually (General Fund) for the Coastal Commission to process all Coastal Development Permit applications as specified.

**SUPPORT:** (Verified 8/29/25)**AARP**

Apartment Association of Greater Los Angeles  
Apartment Association of Orange County  
American Planning Association, California Chapter  
Berkeley Property Owners' Association  
California Apartment Association  
California Democratic Party  
California Rental Housing Association  
California State Association of Counties  
California YIMBY  
City of Long Beach  
County of Orange  
East Bay Leadership Council  
East Bay Rental Housing Association  
Eden Housing  
Napa Valley Property Owners' Association  
Nor Cal Rental Property Association  
Santa Barbara Apartment Association, Inc.  
Santa Barbara Rental Property Association  
Southern California Rental Housing Association  
SPOSFI

**OPPOSITION:** (Verified 8/29/25)

Audubon California  
Azul  
Bear River Band of the Rohnerville Rancheria  
CAUSE  
County of Humboldt  
Defenders of Wildlife  
Environmental Action Committee of West Marin  
Environmental Defense Center  
Planning and Conservation League  
Salted Roots  
Sierra Club California  
SoCal 350 Climate Action  
Sonoma Land Trust  
Turtle Island Restoration Network

**ARGUMENTS IN SUPPORT:** According to the author, “AB 462 allows homeowners in the coastal zone throughout California to enjoy an expedited permitting process. The current coastal development permitting process to build an ADU in the coastal zone can take years for a homeowner to successfully navigate, compared to the 60-day expedited permitting timeframe mandated by state law for ADUs outside of the coastal zone. The current system poses a barrier for homeowners seeking to add much-needed housing supply, especially in areas that historically lack housing. AB 462 requires that completed ADU applications for a coastal development permit are either approved or denied within 60 days, requires that the review for a coastal development permit must happen concurrently with required ADU permitting by the local jurisdiction, and states that a local jurisdiction’s coastal development permit decision cannot be appealed to the Coastal Commission. It is essential to implement policies that facilitate the efficient construction of housing and ensure ADUs in the coastal zone can be approved faster with fewer delays.”

**ARGUMENTS IN OPPOSITION:** In a joint sign-on “oppose unless amended” letter, Defenders of Wildlife writes, “Prohibiting appeals under these three criteria are likely to harm the environment by reducing compliance with the Coastal Act, given that the threat of appeal is a strong incentive for project proponents to submit compliant plans in the first place.”

“The appeal ban could also perversely *increase* litigation against ADU applicants. Under AB 462 as currently written, the only remedy for a member of the public that believes issuance of a coastal development permit for an ADU violates the Coastal Act or the local coastal program would be to sue.”

The proposed amendment reinstates the ability to appeal an ADU’s approved CDP to the Coastal Commission in limited circumstances.

**ASSEMBLY FLOOR:** 77-0, 4/1/25

**AYES:** Addis, Aguiar-Curry, Ahrens, Alanis, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, DeMaio, Dixon, Elhawary, Ellis, Essayli, 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, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

NO VOTE RECORDED: Alvarez, Davies, Wicks

Prepared by: Katharine Moore / N.R. & W. / (916) 651-4116  
9/2/25 17:59:47

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