

Date of Hearing: January 22, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 748 (Harabedian) – As Amended January 5, 2026

Urgency: No State Mandated Local Program: Yes Reimbursable: No

SUMMARY:

This bill requires each city and county to develop a program for the preapproval of single-family and multifamily residential housing plans for public use and to include information in its annual progress report (APR) regarding the number of residential housing units approved using a preapproved housing plan.

Specifically, this bill:

- 1) Requires each local agency to develop a program for the preapproval of single-family and multifamily housing plans for two to 10 units, as specified, and to post the preapproved single-family and multifamily residential housing plans on the local agency's website.
- 2) Requires a large jurisdiction to develop the above program by July 1, 2027, and a small jurisdiction, defined as a county with a population of less than 250,000 as of January 1, 2019, any city within that county, or a city with a population of less than 25,000 as of January 1, 2019, to develop the program by January 1, 2029.
- 3) Specifies the preapproved plans may not be used in a master-planned community, a planned unit development, or a similar large-scale development that includes the subdivision of land for the construction of multiple housing units.
- 4) Requires a local agency to approve or deny an application for a single-family or multifamily residential housing unit within 30 days if the lot meets the soil conditions, topography, flood zone, zoning regulations, and design review standards for which the preapproved plan was designed and the application uses a preapproved plan, as specified.
- 5) Requires a local agency, beginning April 1, 2028, for large jurisdictions and beginning April 1, 2030, for small jurisdictions, to include in its APR to the Department of Housing and Community Development (HCD) and others the number of residential housing units approved using a preapproved housing plan pursuant to this bill.

FISCAL EFFECT:

- 1) Estimated General Fund costs to HCD of an unknown amount, likely minor and absorbable, including one-time costs to update the housing element APR form and to update IT systems, and ongoing costs to collect, validate, and store reported data on the number of residential

housing units approved using a preapproved housing plan and to provide technical assistance to local agencies.

- 2) Local costs of an unknown amount to cities and counties to establish and administer the preapproval program, to provide for a ministerial process for approval of projects using preapproved plans, and to include information in their APRs on the number of residential units approved using preapproved plans. These local costs are not reimbursable by the state because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates.

COMMENTS:

- 1) **Purpose.** According to the author:

By providing homeowners and developers with a standardized set of housing models to choose from, the bill not only accelerates post-disaster rebuilding but also facilitates the construction of new housing statewide. This standardized and predictable approval pathway cuts through bureaucratic red tape, reduces costs, and removes delays that often prevent housing from being built.

- 2) **Background.** *Preapproved plans.* HCD identifies lengthy permit processing timelines and procedures as a governmental constraint to housing development. To address this, the Legislature has enacted various laws to streamline, expedite, and standardize housing approvals, particularly for projects meeting objective standards. This approach has been particularly successful with accessory dwelling units (ADUs). More recently there has been an increased interest at the both the state and local levels in preapproved housing plans.

AB 1332 (Juan Carrillo), Chapter 759, Statutes of 2023, required each city and county to develop a program for the preapproval of ADU plans by January 1, 2025. The goal of such a program is to expedite the housing approval process for homeowners using plans the local government has already approved. This bill requires each city and county to create a similar preapproval program for single family and small multi-family residential housing plans, modeled after the criteria in AB 1332.

APRs. Existing law requires each city and county to submit an APR to HCD and the Governor's Office of Land Use and Climate Innovation (LCI) by April 1 of each year that includes specified information relating to the status and progress of implementing the general plan, including steps taken to meet the jurisdiction's share of regional housing needs pursuant to its housing element. Among this information, cities and counties must report the number of housing development applications received in the prior year and the number of proposed units included in those developments, the number of units approved and disapproved in the prior year, the number of housing units demolished in the prior year, and other information.

This bill requires each city and county to also include in its APR the number of residential housing units approved using a preapproved housing plan.

- 3) **Related Legislation.** This bill is a reintroduction of last year's AB 1206 (Harabedian), which was held on the Senate Appropriations Committee's suspense file.

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