

Date of Hearing: August 5, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

SB 1014 (Grayson) – As Amended June 3, 2026

Policy Committee:	Local Government	Vote:	7 - 2
	Housing and Community Development		11 - 0

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

SUMMARY:

This bill allows an applicant who submits a preliminary application for a housing development project to request a preliminary estimate of required onsite and offsite improvements and requires the local agency to respond within 30 days.

The bill further requires a local agency to provide an applicant with an itemized list of all onsite and offsite improvements required in connection with a post-entitlement phase permit within 30 days of deeming the application complete.

Specifically, this bill:

- 1) Requires a city, county, or city and county to provide a preliminary estimate of required improvements to an applicant within 30 business days of the request if the applicant submits a preliminary application or an application for a housing development project, as specified.
- 2) Allows an applicant for a housing development project, within 30 days of the request for a preliminary estimate, to also request from a public utility or a public agency other than a city or county, including a special district, a list of the types of any onsite or offsite improvement that may be required in connection with the project and requires the public utility or public agency to provide this information within 30 business days.
- 3) Specifies the estimates described above are for informational purposes only.
- 4) Requires the city or county, within 30 business days of deeming an application for a postentitlement phase permit complete, to provide the applicant an itemized list of all onsite and offsite improvements required prior to issuance of, or otherwise in connection with, that permit.
- 5) Prohibits a city or county from requiring construction or installation of any onsite or offsite improvement prior to issuance of, or otherwise in connection with, a postentitlement phase permit, unless that improvement is included in the itemized list of onsite and offsite improvements, with specified exceptions.

FISCAL EFFECT:

No state costs. Local costs are not reimbursable by the state because local agencies have general authority to charge and adjust planning and permitting fees to cover these activities.

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

Despite the significant reforms intended to improve fee transparency, builders continue to struggle to anticipate certain development costs, such as those for on-site and off-site improvements. Builders may find out about on-site and off-site improvements late in the process, adding unforeseen development costs and making projects less likely to pencil out. [This bill] will help provide greater certainty for housing developments by requiring local jurisdictions, within 30 days of submission of a preliminary application, provide a good-faith estimate and list of any on-site or off-site improvements. This bill will help enhance transparency and will provide greater certainty in the housing development process.

2) **Background.** AB 1820 (Schiavo), Chapter 358, Statutes of 2024, authorized development applicants that submit a preliminary application for a housing development project to include a request for a preliminary fee and exaction estimate from the city or county and required the city or county to provide the estimate within 30 days. AB 1820 further required a city or county to provide the development proponent with an itemized list and good faith estimate of the total sum of all fees and exactions that will apply to the housing development project within 30 days.

This bill builds upon the fee transparency framework established by AB 1820 by creating a process for applicants to obtain early information regarding required onsite and offsite improvements associated with a housing development project.

3) **Arguments in Support.** This bill is sponsored California YIMBY and SPUR and is supported by a broad coalition of home builders and affordable housing advocates. The Home Builders Alliance asserts:

Too often, housing developments face new or expanded onsite and offsite improvement requirements late in the permitting process, after significant time and resources have already been invested. These last-minute conditions, such as unanticipated infrastructure upgrades, utility improvements, or public work requirements, introduce substantial and unpredictable costs and in many cases render otherwise compliant housing projects infeasible. [This bill] ensures that improvement requirements are disclosed completely, early, and clearly.

4) **Arguments in Opposition.** This bill is opposed by several cities. The City of Foster City asserts:

While the City recognizes the value of early disclosure in the development process, the rigid timelines and disclosure requirements imposed by this bill do not account for the complexity of infrastructure planning and the iterative nature of the entitlement process. This places an undue administrative and fiscal burden on City staff who

must now compile detailed improvement lists and cost estimates within compressed timeframes, diverting resources from other critical functions.

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