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## SENATE COMMITTEE ON LOCAL GOVERNMENT

Senator Maria Elena Durazo, Chair

2025 - 2026 Regular

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**Bill No:** SB 1169

**Author:** Grayson

**Version:** 4/8/26

**Hearing Date:** 4/15/26

**Fiscal:** Yes

**Consultant:** Favorini-Csorba

### ***SUBDIVISION MAP ACT: TENTATIVE MAPS: EXPIRATION DATES***

*Extends the life of tentative maps under the Subdivision Map Act.*

#### **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. 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.

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 parcel maps, but they can instead require tentative parcel maps followed by final parcel maps.

The Map Act also constrains the dedications and improvements that local 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.

***Validity of tentative maps.*** The initial life of a tentative map is two years. At the option of the city or county, a map's initial life can be extended to four years. However, tentative maps can be valid for up to 16 years absent special extensions granted by the Legislature, through a combination of extensions that a local government must grant and voluntary extensions. Specifically, if the subdivider spends substantial funds and files phased final maps, the remaining tentative map is automatically extended by four years or more, up to a maximum of ten years. A local government can further extend this 10 years by another six years, at its discretion. These deadlines don't apply during development moratoria (up to five years) or during pending litigation (up to five years).

The Legislature has periodically allowed local governments to offer, or explicitly granted, additional extensions to unexpired maps that meet specified conditions or are located in specific areas. These measures often responded to economic conditions or natural disasters that affected the ability of subdividers to complete improvements and finalize them.

While many of these extensions are granted at the discretion of cities and counties, they may not impose new conditions other than the life of those maps at the time they extend them, except in limited cases where the Legislature has specifically authorized new conditions.

In good economic times, an experienced subdivider can comply with a tentative map's conditions in a few years. Scarce financing, complex settings, and inexperience can drag out the time between a tentative map's approval and the filing of a final map. If a tentative map expires, the subdivider must start over, complying with any new required conditions. The Bay Area Council wants to extend the life of subdivision maps.

### **Proposed Law**

Senate Bill 1169 extends the initial expiration period of a tentative map to eight years, from the current two years, but repeals the automatic extension of four years granted when a subdivider has made significant expenditures on improvements. The bill also extends the maximum life of a tentative map, absent extensions granted in other law, to 18 years. SB 1169 includes findings and declarations to support its purposes.

### **Comments**

1. Purpose of the bill. According to the author, "The Subdivision Map Act (SMA) governs how land is divided into parcels for development, sale, or financing. Under the SMA, there are three main tiers of subdivision maps: parcel maps, tentative maps, and final maps. Tentative Vesting Maps are valid for 24 months, although, certain local jurisdictions may allow these maps to be valid for longer periods of time. The mapping process under the Subdivision Map Act can further constrain the state's already limited housing supply. Tentative vesting maps require discretionary approvals, that have additional requirements, leading to longer timelines and increasing costs. These longer timelines may also require projects to seek re-entitlement even if the project remains consistent with adopted plans and zoning, only further increases project costs, delays housing, and puts financing at risk. To help prevent construction delays and unlock housing faster, SB 1169 would increase the length of an entitlement under the Subdivision Map Act. By aligning tentative vesting maps with local planning cycles, SB 1169 will help provide greater project certainty and reduce overall costs for housing development, making homeownership much more feasible for all."

2. Mandate. The California Constitution requires the state to reimburse local governments for the costs of new or expanded state mandated local programs. Because SB 1169 requires local officials to extend the life of tentative maps, Legislative Counsel says that the bill imposes a new state mandate. SB 1169 disclaims the state's responsibility for providing reimbursement by citing local governments' authority to charge for the costs of implementing the bill's provisions.

3. Charter city. The California Constitution allows cities that adopt charters to control their own "municipal affairs." In all other matters, charter cities must follow the general, statewide laws.

Because the Constitution doesn't define "municipal affairs," the courts determine whether a topic is a municipal affair or whether it's an issue of statewide concern. SB 1169 says that it applies to all cities, including charter cities. To support this assertion, the bill includes a legislative finding and declaration that it addresses a matter of statewide concern.

**Support and Opposition** (4/10/2026)

Support: Bay Area Council (Sponsor)  
Housing Action Coalition

Opposition: None Submitted

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