

CONSENT

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Bill No: SB 1169  
Author: Grayson (D)  
Amended: 4/8/26  
Vote: 21

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SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 4/15/26  
AYES: Durazo, Choi, Arreguín, Ashby, Cervantes, Laird, Seyarto

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

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**SUBJECT:** Subdivision Map Act: tentative maps: expiration dates

**SOURCE:** Bay Area Council

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**DIGEST:** This bill extends the life of tentative maps under the Subdivision Map Act.

**ANALYSIS:**

Existing law:

- 1) Allows, under the California Constitution, cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.”
- 2) Requires every county and city to adopt a general plan that sets out planned uses for all of the area covered by the plan. A general plan must include specified mandatory “elements,” including a housing element that establishes the locations and densities of housing, among other requirements.
- 3) Requires cities’ and counties’ major land use decisions—including zoning ordinances and other aspects of development permitting—must be consistent with their general plans.
- 4) Governs, pursuant to the Subdivision Map Act, how local officials regulate the division of real property into smaller parcels for sale, lease, or financing.

- 5) Authorizes local governments to impose a wide variety of conditions on subdivision maps.
- 6) Provides that a tentative map expires 24 months after its approval, but if a subdivider expends \$236,790 on public improvements, then filing of a final map extends the validity of the map by 48 months.
- 7) Allows additional extensions for a tentative map of up to a total life of 16 years, absent extensions granted in other laws.

This bill:

- 1) Extends the initial life of a map to eight years.
- 2) Repeals the extension of 48 months if the subdivider expends the required amount.
- 3) Extends the total life of a tentative map to 18 years, from 16.
- 4) Makes technical and conforming changes.

## **Background**

*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.

### **Comments**

*Purpose of this 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."

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

**SUPPORT:** (Verified 4/28/28)

Bay Area Council (source)  
Housing Action Coalition

**OPPOSITION:** (Verified 4/28/28)

None received

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4/28/26 16:33:36

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