

general plans. The SMA, among other provisions, requires an approved or conditionally approved tentative map to expire 24 months after its approval or conditional approval, or after any additional period of time prescribed by local ordinance, not to exceed an additional 24 months.

The author and sponsor assert the current time frames create a “regulatory bottleneck that currently stifles the development of housing at all income levels.” They contend this bill, by extending the expiration period to 48 months will “increase development feasibility and encourage project completion” and help “yield housing faster and make homeownership more accessible for all Californians.”

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