
UNFINISHED BUSINESS

Bill No: SB 1169
Author: Grayson (D)
Amended: 8/12/26
Vote: 21

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

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

SENATE FLOOR: 36-0, 4/30/26 (Consent)
AYES: Allen, Alvarado-Gil, Archuleta, Ashby, Becker, Blakespear, Cabaldon, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Reyes, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Weber Pierson, Wiener
NO VOTE RECORDED: Arreguín, Caballero, Valladares, Wahab

ASSEMBLY FLOOR: 75-0, 8/17/26 - See last page for vote

SUBJECT: Subdivision Map Act: tentative maps: expiration dates

SOURCE: Bay Area Council

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

Assembly Amendments shorten the extension provided by the bill to three years instead of four and restore the ability to use phased maps to extend a tentative map's life.

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 four years, instead of two.
- 2) Allows local ordinances to extend subdivision maps by three years, instead of two.
- 3) States that the extensions apply to an approved or conditionally approved tentative map that is not expired as of December 31, 2026.
- 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 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.”

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

According to the Assembly Appropriations Committee:

- No state costs. Local costs resulting from this bill are not reimbursable by the state because local agencies have general authority to levy fees or charges to cover the administrative costs of new planning mandates.

SUPPORT: (Verified 8/17/26)

Bay Area Council (source)
Abundant Housing Los Angeles
California Apartment Association
California Council for Affordable Housing
California Yimby
Casita Coalition
East Bay Yimby
Grow the Richmond
Habitat for Humanity California
Housing Action Coalition
Mountain View Yimby
Napa-solano for Everyone
Northern Neighbors Sf
Peninsula for Everyone
San Francisco Yimby
San Jose Yimby
San Mateo Forward
Santa Cruz Yimby
Santa Rosa Yimby
South Bay Yimby
Spur
Ventura County Yimby
Yes! in Redwood City
Yimby Action
Yimby Los Angeles
Yimby Monterey Peninsula
Yimby Slo

OPPOSITION: (Verified 8/17/26)

None received

ASSEMBLY FLOOR: 75-0, 8/17/26

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hoover, Irwin, Jackson, Johnson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

NO VOTE RECORDED: Bonta, Bryan, Hart, Wicks

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119
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