

SENATE THIRD READING
SB 1439 (Committee on Local Government)
As Amended August 19, 2026
Majority vote

SUMMARY

Enacts the Local Government Omnibus Act of 2026, which proposes a number of non-controversial changes to existing laws governing the powers and duties of local agencies.

Major Provisions

- 1) Provides that an advisory body for a joint powers authority (JPA) may include any entity selected by the governing body, and adds definitions for "policy formulation," "program development," and "program implementation" to JPA law.
- 2) Extends the window of time within which local governments must submit reimbursement claims to the State Controller's Office so that local governments never have fewer than 120 days to submit a claim.
- 3) Allows Merced County to appoint the public administrator, consolidate it with the office of public administrator, veteran service officer, and public guardian, and separate the office of public administrator from the office of district attorney.
- 4) Updates the statutes describing the county clerk's duties to use gender-neutral terminology.
- 5) Requires county recorders to notify the owner of record within 30 days of recordation of a deed, quitclaim deed, mortgage, or deed of trust.
- 6) Restores the ability of the county recorder to use an existing \$1 fee for alternative means of archiving, as determined by the county recorder, restricts the use of the fee to the purposes outlined in the law, and makes technical changes.
- 7) Allows a city council to adopt a resolution to allow officers other than the mayor to sign agreements, warrants, and other instruments for the purpose of participating in a state-administered or state-approved funding or regulatory program.
- 8) Makes several changes to statutes governing the investment authority of local agencies.
- 9) Makes changes to the language of the Surplus Land Act to redefine "buyers" to "persons or entities."
- 10) Makes several technical and conforming changes to SB 707 (Durazo) Chapter 327, Statutes of 2025).
- 11) Corrects a cross-reference in the Subdivision Map Act.
- 12) Delays a requirement that the Imperial County Local Agency Formation Commission (LAFCO) complete a municipal service review of the Imperial Valley Healthcare District by one year, until December 31st, 2027.

COMMENTS

Each year, local officials discover problems with state statutes affecting counties, cities, special districts, and redevelopment agencies, as well as the laws on land use planning and development. These minor problems do not warrant separate (and expensive) bills. The Senate Local Government Committee responds by combining several of these minor topics into an annual "omnibus bill" as an expeditious and relatively inexpensive way to respond to multiple requests. Please see the policy committee analysis for a full discussion of this bill.

According to the Author

"SB 1439 compiles, into a single bill, noncontroversial statutory changes to five parts of state laws that affect local agencies and land use. Moving a bill through the legislative process costs the state around \$18,000. By avoiding three other bills, the Committee's measure avoids approximately \$72,000 in legislative costs. Although the practice may violate a strict interpretation of the single-subject and germaneness rules, the Committee insists on a very public review of each item. More than 150 public officials, trade groups, lobbyists, and legislative staffers see each proposal before it goes into the Committee's bill. Should any item in SB 1439 attract opposition, the Committee will delete it. In this transparent process, there is no hidden agenda. If it's not consensus, it's not omnibus."

Arguments in Support

Supporters note that this bill assists them with their mission and duties by making several non-controversial changes to the statutes governing local governments.

Arguments in Opposition

None on file.

FISCAL COMMENTS

None

VOTES**SENATE FLOOR: 37-0-3**

YES: Allen, Alvarado-Gil, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Padilla, Pérez, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Weber Pierson, Wiener
ABS, ABST OR NV: Ochoa Bogh, Reyes, Wahab

ASM LOCAL GOVERNMENT: 9-0-1

YES: Carrillo, Ta, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson
ABS, ABST OR NV: Johnson

UPDATED

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