

SENATE THIRD READING  
SB 489 (Arreguín)  
As Amended August 26, 2025  
Majority vote

## SUMMARY

Requires each local agency formation commissions (LAFCO) to post written policies and procedures, including any forms necessary to apply for a change or organization, on its website, and, for each type of approval issued by a public agency in connection with a housing development project, requires public agencies to publish its list of required information and criteria used to determine the completeness of an application.

### Major Provisions

- 1) Requires each LAFCO to establish written policies and procedures and to provide access to the policies and procedures on its website.
- 2) Requires each LAFCO to include in its written policies and procedures any forms necessary for a complete application for a proposed change of organization or reorganization and a requirement that these forms be available in electronic format on the LAFCO's website.
- 3) Requires, for each type of approval a public agency issues in connection with a housing development project, the public agency to publish online the public agency's list of required information and criteria used to determine the completeness of an application, pursuant to existing law.

## COMMENTS

*LAFCOs.* Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act (the Act) delegates the Legislature's power to control the boundaries of cities and special districts to a LAFCO in each county. LAFCOs are empowered to review and act on a range of jurisdictional changes, including annexations, detachments, incorporations, dissolutions, and city or district consolidations.

Existing law expresses the intent of the Legislature that each LAFCO establish written policies and procedures that include forms for the various submittals to a LAFCO by January 1, 2002. This bill deletes the legislative intent language and instead requires LAFCOs to establish those written policies and procedures, including any forms necessary for a complete application for a change of organization or reorganization, and requires LAFCOs to provide access to the policies and procedures, including any forms, on its website.

*PSA.* The 1977 PSA requires public agencies to act fairly and promptly on applications for development permits. Public agencies must compile lists of information that applicants must provide and explain the criteria they will use to review permit applications. Public agencies generally have 30 days to determine whether applications for development projects are complete and accepted for filing; failure to act results in an application being "deemed complete." Once a complete application has been submitted, the PSA requires public officials to act within a specific time period after completing any environmental review documents, as specified.

Historically, the PSA applied only to discretionary development review projects. AB 130, (Committee on Budget), Chapter 22, Statutes of 2025, a budget trailer bill, applied the PSA's requirements to the ministerial review of a housing development project done by a local agency at the entitlement stage. This bill further applies the PSA's requirements by adding the ministerial review of a housing development project, as defined by the Housing Crisis Act, done by a public agency, not only a local government, to the definition of a development project under the PSA.

Existing law requires a public agency to prepare a list of information required from an applicant for a development project. This bill also requires a public agency prepare and publish online a list for each approval issued in connection with a housing development project, including specific criteria used to determine application completeness and the name of the approval.

### **According to the Author**

"SB 489 would reduce costly delays in the permitting process and facilitate the approval and construction of much-needed housing in California. SB 489 would improve the Permit Streamlining Act (PSA) by requiring all public agencies to post online the information necessary for a housing development application to be deemed complete. While the PSA currently requires cities and counties to post this information online, the PSA does not comprehensively require the myriad of other public agencies from which housing development projects are required to secure regulatory approval, to post this important information online. SB 489 will help to advance the goals of the State in building more housing by requiring other agencies to post relevant requirements for housing project completion online and will strengthen the integrity and efficiency of California's housing approval process, ensuring that housing projects can be built on time and at predictable costs. This will benefit not only home buyers and renters, but businesses and workers who rely on housing development for job opportunities."

### **Arguments in Support**

California Building Industry Association, sponsor of the bill, writes in support, "SB 489 addresses barriers to the permitting process in two key ways. First, SB 489 would improve the Permit Streamlining Act (PSA) by requiring all public agencies to post online the information necessary for a housing development application to be deemed complete. Second, SB 489 would eliminate gaps in the PSA and clarify the relationship of the PSA's permitting rules and the separate rules governing postentitlement phase permits so that all required public agency permits required to approve and build a housing project are expressly covered by either the PSA or the postentitlement permit statutes, as appropriate.

"By modernizing the PSA, SB 489 will reduce unnecessary delays, lower construction costs, and facilitate the development of critically needed housing. This will benefit not only home buyers and renters, but businesses and workers who rely on housing development for job opportunities.

California's housing shortage is already a key factor in high cost-of-living concerns and workforce shortages, particularly in high-demand regions where workers cannot afford to live near their jobs."

### **Arguments in Opposition**

None on file.

**FISCAL COMMENTS**

No state costs. Local costs to cities and counties to meet new requirements under the PSA are not reimbursable by the state because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates.

Costs to a LAFCO to post written policies and procedures, and any forms for applying for a change of organization, on its website are not reimbursable by the state because LAFCOs are not eligible claimants with the Commission on State Mandates.

**VOTES****SENATE FLOOR: 39-0-1**

**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, Ochoa Bogh, Padilla, Pérez, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

**ABS, ABST OR NV:** Reyes

**ASM LOCAL GOVERNMENT: 10-0-0**

**YES:** Carrillo, Ta, Hoover, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Haney, Wilson

**ASM HOUSING AND COMMUNITY DEVELOPMENT: 12-0-0**

**YES:** Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Tangipa, Wicks, Wilson

**ASM APPROPRIATIONS: 15-0-0**

**YES:** Wicks, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Jeff Gonzalez, Solache, Ta, Tangipa

**UPDATED**

VERSION: August 26, 2025

CONSULTANT: Linda Rios / L. GOV. / (916) 319-3958

FN: 0001270