[CA YIMBY](https://cayimby.org/2025-legislation/) has a [2025 Legislation Tracker](https://app.abstract.us/library-billList/share/7653ffd5-ee9d-45f1-9d8c-11838bfa92f3)

[Ward and Schlake, “The High Cost of Producing Multifamily Housing in California”](https://www.rand.org/pubs/research_reports/RRA3743-1.html)

Alameldin, “California Housing Laws That Go into Effect in 2025” ([Terner Center](https://ternercenter.berkeley.edu/blog/california-housing-laws-that-go-into-effect-in-2025/))

*Laws to Facilitate More Housing Production*

* Senate Bill (SB) 450 amends Senate Bill 9 (2021), a law allowing duplexes and lot splits on single-family residential lots
  + Requires local governments to approve/deny SB 9 project applications within 60 days
  + [“Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?”](https://ternercenter.berkeley.edu/wp-content/uploads/2021/07/SB-9-Brief-July-2021-Final.pdf)
  + [“State Law, Local Interpretation: How Cities Are Implementing Senate Bill 9”](https://ternercenter.berkeley.edu/research-and-policy/state-law-local-interpretation-senate-bill-9/)
* SB 1123 extends SB 684
  + The maximum unit count of 10 units is amended to not include Accessory Dwelling Units (ADU) … local discretion could allow up to 20 units
* AB 2553 expands eligibility of AB 2097
  + AB 2553 modifies definition of major transit stop to include sites w/bus routes running every 20 minutes or less (instead of previous 15-minute interval)
* SB 937 allows developers to pay certain housing development impact fees later in the process
  + [Could save as much as 1% of total development costs](https://ternercenter.berkeley.edu/research-and-policy/making-it-pencil-2023/)
* AB. 2729 extends expiration date for locally conferred building entitlements by 18 months if development was approved before January 1, 2024 and building entitlements were set to expire before December 31, 2025

*Labor Standards, Affordable Housing, and Tenant Protections*

CA supplements LIHTC program by offering its own state-level LIHTC to further support development of affordable housing

* AB 3190 would have expanded application of public works law to include certain affordable housing projects funded in part by state LIHTC
  + Prevailing wage standards and health benefits for construction workers
  + Will **not** go into effect; tied to $500 million in state LIHTC that was vetoed
* SB 440 enables local governments in CA to form [Regional Housing Finance Authorities](https://ternercenter.berkeley.edu/wp-content/uploads/2024/09/Addressing-the-Housing-Needs-of-Low-Income-Households-in-the-Bay-Area-Final.pdf)
* AB 846 expands tenant protections under [CA rent cap law](https://ternercenter.berkeley.edu/blog/rising-rents-not-enough-data-rent-cap/) to include affordable housing financed through LIHTC
  + Requires regulations limiting annual rent increases on existing LIHTC projects