

2021 State Legislation Summary
City of Riverside Housing and Homelessness Committee

No.	AB/SB	Bill No.	Topic	General Overview	Effective Date
LOW IMPACT					
1	SB	808	Enforcement	Expedites judicial review of housing development project denials.	January 1, 2026
2	SB	786	Enforcement	Reforms housing element law litigation.	January 1, 2026
3	AB	87	Density Bonus	Makes state density bonus law benefits inapplicable to hotel portions of mixed-use projects.	January 1, 2026
4	SB	92	Density Bonus	Imposes state density bonus law limits on commercial floor area increases for commercial portions of mixed-use projects.	January 1, 2026
5	AB	1021	Streamlining	Expands streamlining for educational agency projects.	January 1, 2026
6	AB	457	Streamlining	Expands streamlining for farmworker housing.	January 1, 2026
7	SB	838	Streamlining	Makes Housing Accountability Act (HAA) protections inapplicable to hotel portions of mixed-use projects.	January 1, 2026
8	AB	893	Streamlining	Extends AB 2011 (of 2022) to student campus development zones.	January 1, 2026
9	AB	357	Streamlining	Creates California Coastal Commission streamlining for student housing.	January 1, 2026
10	SB	340	Housing Element	Imposes additional processing protections for onsite emergency shelter services.	January 1, 2026
11	SB	507	Housing Element	Creates Regional Housing Needs Allocation (RHNA) credit for Tribal housing development.	January 1, 2026
12	AB	480	Affordable Housing	Amends the process for selling low-income housing tax credits (LIHTCs).	January 1, 2026

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13	AB	462	ADUs, Duplexes, and Lot Splits	Streamlines coastal development permit approvals for ADUs located in the coastal zone.	October 10, 2025
14	AB	226	Wildfire and Disaster Recovery	Makes new liquidity available for California FAIR Plan Association.	January 1, 2026
15	SB	79	Density Bonus	Overrides local zoning limitations to allow greater heights and densities for residential development near transit stops. The bill implements a tiered system with greater benefits for projects that are close to heavy rail transit or commuter rail with 72 or more trains per day, and lesser benefits for projects close to light rail, commuter rail with 48 to 71 trains per day or bus rapid transit (BRT) lines. Currently, this bill is not applicable to the City, as there are not enough rail stations in Riverside County to qualify. However, this bill could become high-impact in the future if subsequent legislation extends its applicability to counties with fewer than 15 rail stations.	January 1, 2026

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No.	AB/SB	Bill No.	Topic	General Overview	Effective Date
MODERATE IMPACT					
1	AB	712	Enforcement	Enhances fines and penalties against local governments for violating housing reform laws.	January 1, 2026
2	AB	920	Permitting	Requires cities or counties with a population of 150,000 or more persons to make a centralized online application portal available on its internet website to applicants for housing development projects for housing projects by January 1, 2030.	January 1, 2026
3	SB	489	Permitting	Requires agencies and local agency formation commissions (LAFCOs) to publish lists of information required of housing projects online.	January 1, 2026
4	AB	1007	Permitting	Shortens responsible agency shot-clock for housing approvals.	January 1, 2026
5	AB	253	Permitting	Establishes a post-entitlement permit approval shot-clock and authorizes applicants to retain private plan checkers for small residential projects.	January 1, 2026
6	AB	301	Permitting	Imposes shot-clock for state agency post-entitlement permits.	January 1, 2026

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7	AB	1308	Permitting	Imposes residential permit inspection timelines.	January 1, 2026
8	AB	507	Streamlining	Expands streamlining for adaptive reuse projects.	January 1, 2026
9	AB	610	Housing Element	Enhances requirements for housing element constraints analysis.	January 1, 2026
10	AB	1275	Housing Element	Improves alignment between RHNA and regional transportation plan/sustainable communities strategy (RTP/SCS) planning.	January 1, 2026
11	SB	262	Housing Element	Expands "prohousing" designation for "policies that keep people housed."	January 1, 2026
12	AB	670	Housing Element	Enhances reporting requirements for demolished units.	January 1, 2026
13	AB	1050	Constraints and Costs	Expands the ability of developers to eliminate restrictive covenants that prohibit converting commercial property to residential use.	January 1, 2026
14	SB	358	Constraints and Costs	Expands limits on vehicular traffic impact fees for housing projects that limit parking and are near transit and amenities.	January 1, 2026
15	AB	1529	Affordable Housing	Redefines "affordable rent" in affordable housing programs.	January 1, 2026
16	AB	818	Wildfire and Disaster Recovery	Requires 10-day approvals for temporary structures.	January 1, 2026
17	SB	625	Wildfire and Disaster Recovery	Streamlined redevelopment of structures destroyed in a disaster.	January 1, 2026

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No.	AB/SB	Bill No.	Topic	General Overview	Effective Date
HIGH IMPACT					
1	SB	9	ADUs, Duplexes, and Lot Splits	Requires local local laws to be consistent with state laws for ADU construction.	January 1, 2026
2	SB	543	ADUs, Duplexes, and Lot Splits	Establishes a penalty for failing to provide a copy of the local ADU ordinance to HCD within 60 days. Specifies that allowable square footage of an ADU or JADU refers to "interior living space." Removes development impact fees for ADUs smaller than 750 square feet and JADUs smaller than 500 square feet. Clarifies combinations of ADUs, JADUs, and lot splits. Establishes a 15-day shot clock for ADU applications. Removes ability of local jurisdictions to impose several development standards on all ADUs, including minimum square footage requirements, maximum square footage requirements that are less than 800 square feet or 1,000 square feet for ADUs that provide more than one bedroom, maximum lot coverage, minimum lot size, setbacks greater than 4 feet, and minimum parking requirements. SB 543 also provides additional height limit provisions based on certain lot characteristics.	January 1, 2026
3	AB	1154	ADUs, Duplexes, and Lot Splits	Limits the applicability of owner-occupancy conditions on JADUs.	January 1, 2026
4	AB	1061	ADUs, Duplexes, and Lot Splits	Streamlines lot splits and duplexes in historic districts, as long as development does not alter or demolish an existing historic struc	January 1, 2026
5	AB	130	CEQA	Exempts qualifying "infill" housing projects from CEQA, with no wage standard requirements for projects up to 85 feet in height. Imposes a new 30-day deadline for agencies to act to approve or disapprove qualifying projects	July 1, 2025

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6	SB	158	CEQA	Clarifies AB 130's 30-day shot-clock.	July 1, 2025
7	SB	131	CEQA	Constrains CEQA review for housing projects that narrowly fail to qualify for a CEQA exemption. CEQA review for such projects is now limited to the environmental effects caused by the condition that precluded applicability of the CEQA exemption	July 1, 2025