



## Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Gustavo J. Romo, Interim City Manager  
**BY:** Brittany Navas, Grants Analyst  
**DATE:** February 17, 2026  
**SUBJECT:** Legislative Update – February 2026

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**Description:** This report serves as a legislative update for state legislative activity during the 2025–26 legislative session.

### Background and Analysis:

The California State Legislature reconvened in January for the second year of the 2025–26 legislative session. Since reconvening, the Legislature has begun advancing bills introduced during the session, including a number of measures that may affect local governments. The following sections summarize legislative activity currently being monitored by the City.

Bill	Author	Topic (short)	Status	Notes
<a href="#">AB 35</a>	Alvarez	Prop 4 Bond Funds: APA Exemption	Amended	Exempts Proposition 4 funding programs from Administrative Procedure Act requirements, which may accelerate guidelines and funding timelines for water, wastewater, recycled water, climate, and infrastructure projects.
<a href="#">AB 1421</a>	Wilson	Road Usage Charge Study	Amended	Directs the California Transportation Commission to study mileage-based fee systems, with potential long-term implications for transportation funding, future local revenue, grant programs, or compliance requirements.

<a href="#">AB 1439</a>	Garcia	Public Pensions & Labor Standards	Amended	Requires CalPERS and CalSTRS to report on investment impacts related to labor standards; informational in nature but may influence future development, contracting, and workforce policy discussions affecting public agencies.
<a href="#">AB 1680</a>	Calderon	California FAIR Plan Association	Introduced	Proposes changes to the state insurance program that may indirectly affect the City through impacts to property insurance availability and costs for municipal facilities and residents.
<a href="#">SB 677</a>	Wiener	Housing Development: Transit-Oriented Development	Amended	Would modify development standards for housing near major transit corridors, potentially affecting allowable densities, entitlements, and development review for qualifying sites within the City.
<a href="#">SB 722</a>	Wahab	Transit-Oriented Housing Sites	Amended	Revises which parcels may be excluded from transit-oriented housing provisions, which could affect where streamlined housing development standards apply within the City.
<a href="#">SB 908</a>	Wiener	Housing Development: Transit-Oriented Development	Introduced	Placeholder bill proposing additional changes to transit-oriented housing laws that could further affect local land use authority and housing development standards; details forthcoming.
<a href="#">SB 423 (reintroduction expected)</a>	Gonzalez	Housing: Real Property Transfer Tax Elimination	Anticipated	Would eliminate local real estate and documentary transfer taxes if enacted, resulting in a potential loss of locally generated revenue for the City.

<a href="#">SB 707 (cleanup bill expected)</a>	Durazo	Brown Act language access	Anticipated	Cleanup legislation is expected to clarify and refine Brown Act teleconferencing and language access requirements adopted in 2025.
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Several electric bicycle–related bills have also been introduced, though most remain in spot-bill form.

**Fiscal Impact:**

The estimated cost of preparing this staff report is \$300.

Recently enacted laws may require implementation-related changes. Staff will evaluate the impacts and return to the City Council with recommended actions, including fiscal considerations, as appropriate.

**Recommended Action:**

Receive and file.