

Date of Hearing: June 17, 2026

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT

Juan Carrillo, Chair

SB 1169 (Grayson) – As Amended June 8, 2026

SENATE VOTE: 36-0

SUBJECT: Subdivision Map Act: tentative maps: expiration dates

SUMMARY: Extends the life of tentative maps under the Subdivision Map Act (SMA). Specifically, **this bill:**

- 1) Extends the expiration date on an approved or conditionally approved tentative map from 24 months to 8 years after its approval, conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months.
- 2) Limits the 48-month extension of an approved or conditionally approved tentative map where the subdivider was required to spend \$236,790 on specified public improvements in existing law to apply only to applications for a tentative subdivision map submitted prior to January 1, 2027.
- 3) Finds and declares that the bill addresses a matter of statewide concerns rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, the bill applies to all cities, including charter cities.
- 4) Provides that no reimbursement is required by this bill pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this bill, within the meaning of Section 17556 of the Government Code.
- 5) Makes technical and conforming changes.

EXISTING LAW:

Establishes the Subdivision Map Act, which amongst other provisions includes:

- 1) Requires an approved or tentatively approved tentative map to expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribe by local ordinance, not to exceed an additional 24 months. [Government (GOV) Code § 66452.6]
- 2) Provides that if a subdivider is required to spend \$236,790 or more to construct, improve, or finance the construction or improvement of public improvements outside property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as specified, or the date of the previously filed final map, whichever is later. (GOV § 66452.6)

- 3) Prohibits extension of the tentative maps from being extended for more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map. (GOV § 66452.6)
- 4) Provides that the life of a tentative map, including the extensions, does not include any period of time when a development moratorium is imposed after the approval of the tentative map. However, the length of the moratorium shall not exceed 5 years. (GOV § 66452.6)
- 5) Provides, once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time the moratorium was imposed or 120 days following the termination of the moratorium, whichever is later. (GOV § 66452.6)
- 6) Provides that the life of a tentative map shall not include the period during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, not to exceed 5 years, if the stay of time period is approved by the local agency. Provides further that:
 - a) After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted procedures.
 - b) Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements. (GOV § 66452.6)
- 7) Requires a new tentative map to be processed if the approved or conditionally approved tentative map expires. In the case that a tentative map expires, all proceedings shall be terminated and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording may lawfully occur after the date of expiration of the tentative map. Provides that delivery to the county surveyor or city engineer shall be deemed a timely filing. (GOV § 66452.6)
- 8) Allows, upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the tentative map to be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The extension shall be in addition to the period of time provided by 1)-3). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension. (GOV § 66452.6)

FISCAL EFFECT: According to the Senate Appropriations Committee, pursuant to Senate Rule 28.8, negligible state costs.

COMMENTS:

- 1) **Bill Summary.** This bill extends the initial life of a tentative map from 2 years to 8 years. Existing law authorizes a 48-month extension of an approved or conditionally approved tentative map, if the subdivider was required to spend \$236,790 on certain public improvements outside the property boundaries of the tentative map. This bill limits this extension to applications submitted prior to January 1, 2027.

This bill is sponsored by the Bay Area Council.

- 2) **Author's Statement.** According to the author, "The [SMA] governs how land is divided into parcels for development, sale, or financing. Under the SMA, there are three main tiers of subdivision maps: parcel maps, tentative maps, and final maps. Tentative Vesting Maps are valid for 24 months, although certain local jurisdictions may allow these maps to be valid for longer periods of time. The mapping process under the Subdivision Map Act can further constrain the state's already limited housing supply. Tentative vesting maps require discretionary approvals, that have additional requirements, leading to longer timelines and increasing costs. These longer timelines may also require projects to seek re-entitlement even if the project remains consistent with adopted plans and zoning, only further increases project costs, delays housing, and puts financing at risk. To help prevent construction delays and unlock housing faster, SB 1169 would increase the length of an entitlement under the Subdivision Map Act. By aligning tentative vesting maps with local planning cycles, SB 1169 will help provide greater project certainty and reduce overall costs for housing development, making homeownership much more feasible for all."
- 3) **Police Powers and Land Use Authority.** Planning for and approving new development is mainly a local responsibility. The California Constitution allows cities and counties to "make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws." It is from this fundamental power, commonly called the police power, that cities and counties derive their authority to regulate behavior to preserve the health, safety, and welfare of the public – including land use authority. Cities and counties enforce this land use authority through zoning regulations, as well as through an "entitlement process" for obtaining discretionary as well as ministerial approvals.

The scale of the proposed development, as well as the existing environmental setting determine the degree of local review that occurs. For larger developments, the local entitlement process commonly requires multiple discretionary decisions regarding the subdivision of land, environmental review pursuant to the California Environmental Quality Act, and project review by the local agency's legislative body (city council or county board) or by a planning commission delegated by the legislative body.

- 4) **Subdivision Map Act.** The SMA governs how local officials regulate the division of real property into smaller parcels for sale, lease, or financing. Cities and counties adopt local subdivision ordinances to carry out the SMA and local requirements. City councils and county boards of supervisors use the SMA to control a subdivision's design and improvements. Local subdivision approvals must be consistent with city and county general plans.

Under the SMA, cities and counties can attach scores of conditions. The SMA allows local officials to require, as a condition of approving a proposed subdivision, the dedication of property within a subdivision for streets, alleys, drainage, utility easements, and other public easements and improvements. An applicant who agrees to these conditions and meets the other requirements in the SMA and local subdivision ordinances may be granted a tentative map. Once subdividers comply with those conditions, local officials must issue final maps. For smaller subdivisions that create four or fewer parcels, local officials usually use parcel maps, but they can require tentative parcel maps followed by final parcel maps. The SMA also constrains the dedications and improvements that local cities and counties can require as a condition of a subdivision of four or fewer lots to only the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created.

The SMA exempts a subdivision creating five or more parcels from the requirement to obtain a tentative and final map if any of the following apply:

- a) Each parcel created is over 40 acres in size.
 - b) Each parcel created is 20 or more acres and has approved access to a maintained public street or highway.
 - c) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body.
 - d) The land before division consists of a parcel or parcels of land zoned for industrial or commercial development that have approved access to a road.
 - e) The subdivision is solely for the creation of habitat, as specified.
- 5) **Legislative Efforts to Streamline Subdivisions.** In recent years, the Legislature has passed measures to streamline and simplify the process to subdivide existing residential properties and to build smaller homes. These efforts include:
- a) **SB 9.** In 2021, the Governor signed SB 9 (Atkins), Chapter 162, which allowed up to four homes on lots where currently only one exists. It did so by allowing existing single-family homes to be converted into duplexes. It also allowed single-family parcels to be subdivided into two lots, while allowing for a new two-unit building to be constructed on the newly formed lot. Under SB 9, the total number of units that can be built on a formerly single-family zoned lot is capped at four. Under existing law, accessory dwelling units (ADUs) may be built in combination with SB 9 so long as the total number of units on a lot does not exceed four. Property owners may use both SB 9 and ADUs to achieve the maximum allowed density in a configuration that best suits their site and circumstances, for example, two primary units under SB 9 and one ADU per unit. Furthermore, SB 9 explicitly prohibits the owner of the parcel being subdivided from also subdividing the adjacent parcels under SB 9 in order to limit its applicability to a two-lot, four-unit cap.
 - b) **SB 684/ SB 1123.** SB 684 (Caballero), Chapter 783, Statutes of 2023, and SB 1123 (Caballero), Chapter 294, Statutes of 2024, established a streamlined, ministerial pathway for small-scale housing development on subdivided lots. Specifically, these laws require

local agencies to ministerially approve qualifying subdivisions of up to 10 parcels and associated housing development projects of up to 10 units on lots zoned for multifamily or on lots that are vacant and zoned for single-family residential developments. SB 684/1123 projects are required to meet specified objective standards related to site eligibility, density, affordability (if it is located on a site identified for lower-income housing in the most recent housing element), and environmental constraints. The statutes limit local discretion to objective zoning, subdivision, and design standards, prohibit standards that would physically preclude development at required densities, and impose firm timelines for approval. Together, these provisions are intended to facilitate “missing middle” housing by enabling smaller, by-right projects in urbanized areas.

- 6) **Policy Considerations.** This bill extends the current base lifespan, or “validity”, of a tentative map from 2 years to 8 years. Proponents of the bill state that the extension of a tentative map’s lifespan from 2 years to 8 years will better align the bill with local planning cycles, protect projects from re-entitlement during market fluctuations, and reduce risk for new subdivisions. While longer validity periods on tentative maps could provide developers with more flexibility during stormy market conditions, longer validity periods could also slow down the delivery of critical projects, such as housing development projects. The Committee may wish to consider if this bill strikes the right balance between reducing risk for developers and ensuring that critical projects are delivered as early as feasible.
- 7) **Committee Amendments.** In order to address the concerns stated above, the Committee may wish to consider the following amendments:
 - a) Require that a tentative map expire after 48 months from its approval or conditional approve date, instead of 8 years.
 - b) Allow a local agency to extend the base validity of the tentative map for up to 36 months instead of 24 months.
- 8) **Related Legislation.** AB 1751 (Quirk-Silva) establishes the Missing Middle Townhome Ownership Act, which creates a streamlined, ministerial approval process for townhome development on residentially zoned lots. This bill is pending in the Senate Rules Committee.

AB 1834 (Patel) exempts specified land zoned for mixed-use development from the requirement to have a tentative and final map for subdivisions of five or more parcels. This bill is on the Senate Floor.

AB 2005 (Ahrens) revises owner-occupancy requirements for an urban lot split. This bill is pending in the Senate Housing Committee.

AB 2601 (Lee) makes several changes to the permitting and subdivision processes for small-scale and missing middle housing developments, which amongst other provisions includes establishing concurrent processing of ministerial housing development and building permit application with an application for parcel map or tentative and final map. This bill is pending in the Senate Housing Committee.

SB 1014 (Grayson) allows development proponents to request and receive additional information on offsite and onsite improvements at the preliminary application phase, and when processing post-entitlement permits. This bill is pending in this committee.

SB 1116 (Caballero) makes a series of changes regarding the scope of zoning provisions and subdivision provisions of the Starter Home Revitalization Act, and voids specified types of covenants that would prohibit SHRA projects. This bill is pending in the Assembly Housing and Community Development Committee.

- 9) **Arguments in Support.** Bay Area Council, the sponsor of the bill, writes in support, “By modernizing the [SMA], this bill addresses a critical regulatory bottleneck that currently stifles the development of housing at all income levels. SB 1169 will increase development feasibility and encourage project completion by extending the validity of tentative vesting maps. Current law typically limits tentative vesting maps to 24 months; SB 1169 extends this validity to eight years, better aligning entitlements with local planning cycles and protecting projects from the risk of re-entitlement during market fluctuations.

“By providing greater certainty and reducing risk on new subdivisions, SB 1169 will help yield housing faster and make homeownership more accessible for all Californians

- 10) **Arguments in Opposition.** None on file.

REGISTERED SUPPORT / OPPOSITION:

Support

Abundant Housing Los Angeles
 Bay Area Council
 California Apartment Association
 California Council for Affordable Housing
 East Bay Yimby
 Grow the Richmond
 Habitat for Humanity California
 Mountain View Yimby
 Napa-Solano for Everyone
 Northern Neighbors SF
 Peninsula for Everyone
 San Francisco Yimby
 San Jose Yimby
 San Mateo Forward
 Santa Cruz Yimby
 Santa Rosa Yimby
 South Bay Yimby
 SPUR
 Ventura County Yimby
 Yes! in Redwood City
 Yimby Action
 Yimby Los Angeles
 Yimby Monterey Peninsula
 Yimby SLO

Opposition

None

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