

Date of Hearing: January 15, 2020

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT
Cecilia Aguiar-Curry, Chair
AB 953 (Ting and Bloom) – As Amended January 6, 2020

SUBJECT: Land use: accessory dwelling units.

SUMMARY: Makes technical corrections to Accessory Dwelling Unit (ADU) law. Specifically, **this bill:**

- 1) Clarifies, for purposes of a completed application to build an ADU or a junior accessory dwelling unit (JADU), that the application shall be deemed approved if the local agency has not acted upon the completed application within 60 days.
- 2) Makes additional technical and clarifying amendments.
- 3) Declares that the changes in the bill address a matter of statewide concern rather than a municipal affair; therefore, the bill applies to charter cities.

FISCAL EFFECT: This bill is keyed fiscal and contains a state-mandated local program.

COMMENTS:

- 1) **Background.** There were several significant bills in the 2019 legislative year that amended ADU law, including AB 68 (Ting), Chapter 655, Statutes of 2019; AB 881 [(Bloom), Chapter 659, Statutes of 2019; and, SB 13 (Wieckowski), Chapter 653, Statutes of 2019. Since all three of these bills amended Government Code Section 65852.2, chaptering amendments were needed at the end of the legislative session to resolve conflicts in implementation of the bills. Due to the complexity of these chaptering amendments, it was discovered shortly after the bills were amended that there were several errors that were inconsistent with the authors' intent.

- 2) **Bill Summary and Author's Statement.** This bill makes technical corrections to the ADU bills that were chaptered into law in 2019, and is sponsored by the author.

According to the author, "AB 953 corrects four typographical errors made in error during the chaptering process between AB 68 (Ting), AB 881 (Bloom), and SB 13 (Wieckowski) in 2019. Correcting these errors will provide necessary clarity as the bills go into effect this year."

- 3) **Related Legislation.** SB 773 (Skinner) contains provisions that are identical to the provisions of this bill. SB 773 is set for hearing on January 15, 2020, in the Senate Governance and Finance Committee.
- 4) **Arguments in Support.** California YIMBY, in support, writes, "AB 953 corrects typographical errors made to the ADU package last year, ensuring that law will be successfully implemented."
- 5) **Arguments in Opposition.** None on file.

- 6) **Double-referral.** This bill is double-referred to the Housing and Community Development Committee, where it will be heard on January 15, 2020.

REGISTERED SUPPORT / OPPOSITION:

Support

California YIMBY
California Association of Realtors

Opposition

None on file

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