



ASSEMBLYWOMAN

Blanca E. Rubio

DISTRICT 48

AB 1007 (B. Rubio): Land use: development project review

SUMMARY

AB 1007 amends the Permit Streamlining Act to reduce the time limit ("shot clock") for responsible agencies to act on permit applications for housing development projects from 90 to 45 days.

BACKGROUND

One of the key elements of the permitting process for housing projects is the "shot clock." The shot clock represents the time limit that regulatory agencies have for acting on a permit application once the application has been deemed complete. Without an appropriate and effective shot clock, agencies can delay acting on completed permit applications leading to increased costs and uncertainty for much needed housing projects.

The Permit Streamlining Act establishes shot clocks for various regulatory agencies depending on whether they are considered the "lead agency" for the project or a "responsible agency" for the project. The lead agency for housing projects is usually a city or county while the multiple state and regional agencies are considered responsible agencies.

Under the Permit Streamlining Act, the shot clock does not begin to run until after environmental review is completed under the California Environmental Quality Act (CEQA). AB 1007 does not alter or affect this sequencing.

In 2019 and 2021, legislation (*Stats. 2019, Ch. 654, Sec. 11*) by *Stats. 2021, Ch. 161, Sec. 9. (SB 8)*) was enacted to shorten the shot clock for lead agencies to act on complete permit applications specifically with respect to housing

projects. The two applicable shot clocks were reduced from 120 and 90 days depending on the nature of the project's environmental review, to 90 and 60 days.

That legislation did not, however, shorten the shot clock for responsible agencies when acting on a complete application for a housing development project.

PROBLEM

Prior legislation expedited the shot clock for lead agencies specifically for housing projects but did not correspondingly shorten the shot clock for responsible agencies to act on a complete application and delays in the permit process—including for permits issued by state and regional governmental agencies—remains a significant problem.

According to the Final Report from the California Assembly Select Committee on Permitting Reform (March 2025), notwithstanding prior reform efforts at the state level, "failures in the permitting process play an outsized role in the overall housing crisis. For individual projects, it factors heavily into the timeframe and risks associated with building housing—both of which are correlated to increased costs."

The Report also highlighted the fact that each housing project "will require a government-issued permit before they can be built – and some will require dozens... and [t]herefore, only if governments consistently issue permits in a manner that is timely, transparent, consistent, and outcomes-oriented, will we be able to address our housing and climate crises."

SOLUTION

AB 1007 would address this problem by shortening the shot clock for responsible agencies to 45 days when considering a complete application for a housing development project. This will expedite the permitting process and reduce delays in the housing approval process.

SUPPORT

California Building Industry Association
(Sponsor)

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