



SB 888 – Subdivision Map Extension

Senator Melissa Melendez

Background

The Subdivision Map Act establishes a statewide regularly framework for controlling the subdividing of land. Generally, a subdivider is required to submit a subdivision map – one of the tools used to subdivide real estate property into smaller lots – to local agencies who are, in turn, required to approve or disapprove the map within a specified time period. Any approved map is set to expire 12-24 months after the initial approval if no additional extension is specified.

Home construction has long been considered a reliable revenue generator for cities and school districts and continues to be an important economic engine for the state. The entitlement and approval process is often time consuming, taking years or decades to come to fruition. If subdivision maps are left to expire, home builders are forced to begin the approval process over again, further delaying projects that already received the appropriate approval.

Problem Being Addressed

Since the housing crisis of the 1990s, as well as the Great Recession of the late 2000s, legislation granting extensions to tentative subdivision maps have been commonplace. SB 1185 (2008), AB 333 (2009), AB 208 (2011), AB 116 (2013), AB 1303 (2015), AB 2973 (2018), and SB 249 (2019) were all subdivision map extension legislation approved unanimously by both houses and chaptered into law. Previous legislative efforts to extend subdivision land use approvals have proven to benefit local entities as they've resulted in time and cost savings throughout the state.

Without further extensions, previously approved maps will be taken out of the marketplace, forcing homebuilders to start the time-consuming process of achieving approval from the beginning, hindering the housing recovery that the state so desperately needs. SB 888 will provide relief to project applicants and local governments by saving costs and time, ensuring that home construction projects continue without undue burdens.

Summary

SB 888 amends Section 65961 and adds Section 66452.28 to the Government Code relating to land use. It would extend the expiration date of any subdivision map approved on or after January 1, 2000 by 24 months. It will additionally allow for the extension of a map approved on or before December 31, 1999 if the subdivider applies for extension at least 90 days before the expiration of the map.

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Supporters

Grant Beckland - *Constituent and Sponsor*