



# UNDERSTANDING CALIFORNIA SB 10

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**SB 10 was signed by Governor Newsom and chaptered by the Secretary of State. This bill will go into effect on January 1, 2022.**

SB 10 creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel. The legislation simplifies the CEQA requirements for upzoning, giving local leaders another tool to voluntarily increase density and provide affordable rental opportunities to more Californians.

**Significant provisions of SB 10 include the following:**

- In adopting an ordinance pursuant to SB 10, a local agency must declare that the zoning ordinance is adopted pursuant to SB 10, clearly demarcate the areas that are zoned pursuant to this section and make findings that the increased density supports the agency's duty to affirmatively further fair housing.
- A local agency that approves a zoning ordinance pursuant to SB 10 shall not subsequently reduce the density of any parcel subject to the ordinance.
- Up to two accessory dwelling units (ADUs) or junior ADUs (JADUs) would be permitted on each parcel, and these would not count toward the 10-unit threshold.
- An ordinance enacted pursuant to this legislation may override a local initiative restricting zoning, if the ordinance is adopted by two-thirds of the legislative body approving the ordinance.

Senate Bill No. 10 is extensive, be sure to consult with your legal advisor or your Local Agency for information. For more information go to [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=20210220SB10](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=20210220SB10)

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