

Appendix B: Bonus Law Legislation

Below is a list of Bonus Law bills adopted between 2016 and 2024, exclusive of Assembly Bills 2345, 1287, and 1763 which are discussed at length in the body text of this report.

- Assembly Bill 2501 (2016) – Creates new obligations for local governments over procedures, timelines, and documents needed in Bonus Law application processes.¹
- Assembly Bill 1934 (2016) – Creates a bonus for joint mixed-use housing, providing eligible projects with up to a 20 percent increase in maximum allowable development capacity, floor area ratio (FAR), height, and reduction in parking requirements.²
- Assembly Bill 2556 (2016) – Updates the methodology used to calculate replacement units.³
- Assembly Bill 2442 (2016) – Creates a 20 percent bonus for projects that include 10 percent very low-income homes for transitional foster youth, disabled veterans, or homeless persons.⁴
- Assembly Bill 2372 (2018) – Authorizes local governments to grant homebuilders an FAR bonus instead of a bonus based on density, for projects located on an urban infill site or within one-half mile to a major transit stop. The bill limited parking requirements for both mixed-income and 100 percent affordable projects.⁵
- Senate Bill 893 (2018) – Removes the ability for local governments to impose higher parking ratios based on evidence from a study.⁶
- Senate Bill 1227 (2018) – Creates a bonus for student housing. Developers must also enter into an agreement with the respective university.⁷
- Assembly Bill 2797 (2018) – Requires that any bonus, or additional concessions, waivers, or incentives granted under Bonus Law be harmonized with the California Coastal Act.⁸
- Assembly Bill 2753 (2018) – Requires local governments to provide homebuilders with information regarding the requirements for a Bonus Law application, and to

¹ Assembly Bill 2501 (2016), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB2501.

² Assembly Bill 1934 (2016), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB1934.

³ Assembly Bill 2556 (2016), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB2556.

⁴ Assembly Bill 2442 (2016), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB2442.

⁵ Assembly Bill 2372 (2018), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2372.

⁶ Senate Bill 893 (2018), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB893.

⁷ Senate Bill 1227 (2018), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB1227.

⁸ Assembly Bill 2797 (2018), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2797.

notify homebuilders of the amount of bonus, incentives, concessions, or waivers in development standards that the developer is eligible to receive.⁹

- Assembly Bill 571 (2021) – Prohibits affordable housing impact fees from being imposed on the affordable units included in a Bonus Law project.¹⁰
- Assembly Bill 634 (2021) – Establishes that local governments have the ability to require an affordability period longer than the standard 55 years for deed restriction in Bonus Law, except when financed with low-income housing tax credit units.¹¹
- Senate Bill 290 (2021) – Prevents the denial of an incentive, concession, waiver, or modification of development standards on the basis that it would adversely impact the physical environment. It also reduces parking requirements for projects with 40 percent moderate-income units near major transit stops, and changes the requirement that moderate-income for-sale units be in a common interest development.¹²
- Senate Bill 728 (2021) – Allows homebuilders to sell Bonus Law units to nonprofit housing corporations like Habitat for Humanity, instead of only to low-income homebuyers.¹³
- Assembly Bill 2334 (2022) – Extends the benefits of Assembly Bill 1763 for 100 percent affordable projects to low-vehicle miles traveled areas.¹⁴
- Assembly Bill 682 (2022) – Adds shared housing and senior housing to the list of projects eligible under Bonus Law, and prohibits cities and counties from creating minimum unit or bedroom requirements that would conflict with Bonus Law.¹⁵
- Assembly Bill 1551 (2022) – Reestablishes the option for homebuilders to qualify for Bonus Law by donating land.¹⁶
- Assembly Bill 2653 (2022) – Requires local governments to include in their APR data all projects that use Bonus Law.¹⁷

⁹ Assembly Bill 2753 (2018), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2753.

¹⁰ Assembly Bill 571 (2021), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB571.

¹¹ Assembly Bill 634 (2021), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB634.

¹² Senate Bill 290 (2021), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB290.

¹³ Senate Bill 728 (2021), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB728.

¹⁴ Assembly Bill 2334 (2022), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2334.

¹⁵ Assembly Bill 682 (2022), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB682.

¹⁶ Assembly Bill 1551 (2022), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB1551.

¹⁷ Assembly Bill 2653 (2022), available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2653.

- Senate Bill 713 (2023) – Prevents local governments from imposing development standards that would prevent the construction of homes allowed under Bonus Law.¹⁸
- Assembly Bill 323 (2023) – Modifies the procedure for nonprofits to purchase Bonus Law units. The bill creates a stricter process, including a six-month period for the units to first be offered to individual homebuyers.¹⁹

¹⁸ Senate Bill 713 (2023), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB713.

¹⁹ Assembly Bill 323 (2023), available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB323.