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# Public Law Update - SB 1123 Makes Revisions to the Starter Home Revitalization Act (SB 684)

Senate Bill 1123 (SB 1123) builds on California's Starter Home Revitalization Act (Senate Bill 684) by expanding the types of parcels eligible for streamlined, ministerial review of small-scale subdivisions and associated, ten units or less housing developments.

Previously, only multifamily-zoned lots of up to five acres could bypass discretionary hearings for projects of ten or fewer units. Under SB 1123, effective July 1, 2025, vacant, single-family-zoned lots of up to 1.5 acres, qualify for streamlined, ministerial approval, as long as the lot is surrounded by substantially urban uses, and the newly created parcels are no smaller than 1,200 square feet. Vacant is defined as a lot that does not have a permanent habitable structure, is not subject to affordability covenants, rent or price controls, or occupied within the last five years.

SB 1123 also clarifies that while a local agency is not required to permit an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) on parcels created through the SB 1123 process, if a local agency chooses to permit ADUs and JADUs, those units would not count towards the 10-unit cap.

Additionally, SB 1123 eases density requirements. If a site is not identified in a jurisdiction's housing element, SB 1123 only requires the subdivision to achieve 66 percent of the maximum allowable density, or 66 percent of the density in Government Code section 65583.2(c)(3)(B) (Housing Element law (Government Code §§ 65580-65589.8)), whichever is greater. Cities may continue to enforce only objective standards, but cannot impose additional frontage, lot width depth, or homeowner's association requirements beyond those SB 1123 specifies.

Once an applicant submits a complete application, the local agency has 60 days to approve or deny, and if no action is taken, the application is deemed approved. Denials are limited to specific, unmitigable public health or safety impacts.

Although the new single-family lot provisions don't take effect until July 1, 2025, agencies should audit their zoning maps and update application checklist to identify qualifying parcels.

Burke, Williams & Sorensen, LLP regularly advises clients on legal matters relating to housing developments and land use matters.

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