



Senate Housing Production

LEGISLATIVE PACKAGE

SB 1120 FACT SHEET

SB 1120 (ATKINS): Builds off state Accessory Dwelling Unit (ADU) law that allows for at least three units/parcel; further encourages small-scale neighborhood development spearheaded by homeowners by creating a ministerial approval process for duplexes and lot splits that meet local zoning, environmental and tenant displacement standards.

IMPACT ON HOUSING PRODUCTION: Promotes small-scale neighborhood development (i.e. adding capacity to an existing, typically single-family residential area) in a meaningful way to increase production. Based off the successes of ADU law, the small-scale nature of SB 1120 would make success that much more achievable, and could help bolster finances for individual homeowners.

REQUIREMENTS:

- Ministerial duplexes:
 - a. Meets objective zoning and design standards (height, setbacks, etc.).
 - b. Located within an urbanized area or urban cluster.
 - c. Located outside of environmentally sensitive areas, as specified. However, coastal zones will be included.
 - d. Does not require demolition or alteration of affordable housing, rent-controlled housing, Ellis Act housing, or any housing that has had tenants in recent years.
 - e. Protects existing tenants from displacement by excluding units where a tenant has lived in the last three years.
 - f. Not allowed in a historic district.
 - g. Provides one (1) parking spot/unit unless located near transit/in a historic district/by a car-share program, or unless the local jurisdiction waives parking.
- Ministerial lot splits: Meet the same requirements as duplexes, as well as meet the additional requirements for the resulting parcels:
 - a. Must be of equal size.
 - b. Must be at least 1,200 sq. ft.
 - c. Must meet local requirements to provide easements and public right-of-way.
 - d. Have not previously been subject to a ministerial lot split.

Note: Local governments are not required to permit ADUs on sites that exercise these new authorities (although they may). The creation of local ordinances to implement these sections are not subject to CEQA.