



LeadingAge California's 2026 Legislative Wrap-Up

The 2025–2026 California Legislative Session concluded on September 1, 2026, one day after the official deadline. Of the 1,160 bills the Legislature sent to Governor Newsom at the end of the session, he signed 1,040 and vetoed 120 bills. Over the course of the session, LeadingAge California's Government Affairs Team monitored nearly 200 bills, of which 56 became law, 16 were vetoed, and the remaining failed passage.

This legislative year brought important progress on affordable housing investment, alongside continued work on the health care workforce, community-based services, and the use of new technology. LeadingAge California worked with members and coalition partners to advance practical solutions and oppose proposals that would increase costs or create unnecessary burdens for providers and residents.

Despite ongoing budget challenges, the final 2026–27 state budget largely protected many of the safety-net programs that serve older adults. This year LeadingAge California:

- **Protected programs that support older adults, including:**
 - Preserving the \$21,000 Medi-Cal asset limit for older adults and people with disabilities beginning July 1, 2027;
 - Protected PACE reimbursement rates;
 - Delayed many Medi-Cal benefit cuts, including dental services, until July 1, 2027; and,
 - Maintained Adult Protective Services eligibility at age 60, preserving protections for vulnerable older adults.
- **Protected investments that support affordable housing development and homelessness prevention, including:**
 - \$500 million for the Low-Income Housing Tax Credit (LIHTC) Program;
 - \$200 million for the Multifamily Housing Program; and,
 - \$900 million for the Homeless Housing, Assistance, and Prevention Program.

Looking ahead, 2027 will usher in a new Administration following the election of a new Governor in November. A key focus will be establishing strong relationships with incoming leaders across the departments and agencies most critical to our work. Advancing a consistent respiratory care scope of practice for licensed vocational nurses across all care settings and strengthening long-term care emergency preparedness will remain top policy priorities in the year ahead.

2026 LeadingAge California Sponsored Legislation

AB 2096 (PACHECO)

VOCATIONAL NURSING: RESPIRATORY CARE

Would have restored licensed vocational nurses' authority to perform respiratory care tasks consistent with their scope of practice prior to changes that took effect in 2025. LeadingAge California co-sponsored this measure to support access to respiratory care across all settings. Securing a long-term solution that includes skilled nursing and hospital settings remains a priority for 2027. **Failed Passage**

Affordable Housing

AB 880 (BENNETT)

STATE GOVERNMENT GRANTS AND CONTRACTS: PAYMENT OF CLAIMS AND GRANTEES' INDIRECT COSTS

Position: SUPPORT

Would have strengthened prompt payment protections for nonprofit organizations by expanding the grants covered by the California Prompt Payment Act, removing an exception for certain Medi-Cal agreements under \$500,000, and limiting invoice disputes over small discrepancies. The bill also would have required state grant programs to reimburse indirect costs at specified rates, subject to a cap and applicable law. **Vetoed**

AB 906 (GONZÁLEZ, MARK)

PLANNING AND ZONING: HOUSING ELEMENTS: AFFIRMATIVELY FURTHERING FAIR HOUSING

Position: SUPPORT

Would have strengthened fair housing requirements in local housing elements to promote affordable housing in high opportunity areas. The bill sought to ensure meaningful consultation with disadvantaged communities and the organizations that represent them as local governments plan for housing needs. **Failed Passage**

AB 956 (QUIRK-SILVA)

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Position: SUPPORT

Requires streamlined approval of up to two detached accessory dwelling units on qualifying lots with an existing or proposed single-family home. The bill also broadens protections against private restrictions on accessory dwelling units and junior accessory dwelling units to lots zoned to allow single-family residential use. **Signed**

AB 1039 (HART)

STATE-FUNDED ASSISTANCE GRANTS AND CONTRACTS: ADVANCE PAYMENTS

Position: SUPPORT

Would have expanded eligibility for advance payments under state-funded grants and contracts to include nonprofit organizations qualified under state law. The bill also would have simplified documentation and reporting requirements for smaller agreements, helping nonprofit service providers access funding with fewer administrative barriers. **Vetoed**

AB 1165 (GIPSON)

CALIFORNIA HOUSING JUSTICE ACT OF 2026

Position: SUPPORT

Would have required the Department of Housing and Community Development to develop statewide financing plans to address homelessness and housing unaffordability by August 1, 2030. The plans would have included performance measures and public input to help guide the resources needed to meet California's housing goals. **Vetoed**

AB 1294 (HANEY)

REAL PROPERTY TAX: WELFARE EXEMPTION: MODERATE-INCOME HOUSING

Position: SUPPORT

Establishes a partial property tax welfare exemption for qualifying rental housing serving low- and moderate-income households. The bill will allow eligible owners to claim the exemption for specified lien dates beginning in 2027, with qualifying properties able to retain the exemption for 15 years after the initial filing, subject to certification requirements. **Signed**

AB 1567 (TA)

GENERAL PLAN: ANNUAL REPORT: CONGREGATE AND RESIDENTIAL CARE FOR THE ELDERLY

Position: SUPPORT IF AMENDED

Would have allowed local governments, beginning with the seventh housing element cycle, to report qualifying congregate care and residential care facility units for older adults toward up to 15% of their regional housing need allocation in an income category. This authority would have applied when those housing types are included in the regional housing need determination. **Vetoed**

AB 1621 (WILSON)

PLANNING AND ZONING LAW: POSTENTITLEMENT PHASE PERMITS: HOUSING ACCOUNTABILITY ACT

Position: SUPPORT

Limits local and state agencies to two plan check and specification reviews for a building permit application during the post-entitlement process. Agencies could deny applications that remain noncompliant after those reviews, while applicants could request additional submissions. The bill will help make the permitting process more predictable for housing developers. **Signed**

AB 1710 (CARRILLO)

PERMIT STREAMLINING ACT: HOUSING DEVELOPMENT PROJECTS: CONFORMITY WITH ORDINANCES AND STANDARDS

Position: SUPPORT

Would have clarified when a housing development or emergency shelter is considered consistent with applicable local plans and standards under the Permit Streamlining Act. The bill would have applied a substantial evidence standard to help prevent inconsistent interpretations from delaying housing approvals.

Failed Passage

AB 1815 (WICKS)

FACTORY-BUILT HOUSING: BUILDING STANDARDS AND LOCAL REQUIREMENTS

Position: SUPPORT

Limits local building standards that exceed or differ from state requirements for factory-built housing, while retaining specified exceptions for local health and safety conditions. The bill will establish more consistent requirements across jurisdictions to help make factory-built housing a more practical option for development. **Signed**

AB 2020 (GABRIEL)

HOUSING PROGRAMS: FINANCING

Position: SUPPORT

Allows the Department of Housing and Community Development to authorize transfers of its share of residual receipts or excess reserves between rental housing developments with the same owner, subject to specified requirements. This flexibility will help owners use available resources across their affordable housing portfolios. **Signed**

AB 2058 (HARABEDIAN)

CALIFORNIA FACTORY-BUILT HOUSING LAW

Position: SUPPORT

Allows approved quality assurance agencies to inspect the installation of factory-built housing at the first user's option, following adoption of state regulations. The bill will require those regulations by January 1, 2029, creating an additional inspection pathway for factory-built housing projects. **Signed**

AB 2089 (WARD)

PROPERTY TAXATION: WELFARE EXEMPTION

Position: SUPPORT

Extends through the 2028–29 fiscal year a property tax welfare exemption protection for qualifying low-income housing tax credit properties. Rent-restricted units could continue to qualify when an existing resident's income rises to as much as 140% of area median income, helping preserve housing stability as residents' circumstances change. **Signed**

AB 2094 (HARABEDIAN)

SOCIAL HOUSING STRATEGY AND IMPLEMENTATION PROGRAM

Position: SUPPORT

Would have established a dedicated social housing coordinator within the Department of Housing and Community Development to guide state strategy and implementation. The coordinator would have identified public land suitable for publicly owned, mixed-income housing with long-term affordability protections.

Failed Passage

AB 2145 (GARCIA)

HOUSING FINANCE: BARRIERS TO DOWNSIZING: STUDY

Position: SUPPORT

Would have required the Department of Housing and Community Development to study the needs and preferences of adults age 60 and older who wish to downsize their homes. The study would have helped identify barriers to housing choices that better meet older adults' needs. **Failed Passage**

AB 2166 (CARRILLO)

MULTIFAMILY HOUSING DEVELOPMENT: OFFSITE HOUSING FACTORIES: BACKSTOP FINANCING

Position: SUPPORT

Would have established the Multifamily Backstop Financing Program to provide state-backed credit support for surety companies issuing construction bonds to qualified offsite housing factories. The program would have helped address financing barriers that limit the use of factory-built housing in multifamily developments. **Vetoed**

AB 2185 (QUIRK-SILVA)

HOUSING: MULTIFAMILY AFFORDABLE HOUSING PROGRAMS

Position: SUPPORT

Requires state housing and financing agencies to review their multifamily affordable housing program rules and make changes needed to facilitate factory-built housing by July 1, 2027. The bill will help align public financing requirements with construction methods that can support more efficient housing production. **Signed**

AB 2278 (ÁVILA FARÍAS)

IN-HOME SUPPORTIVE SERVICES: COMMUNITY FIRST CHOICE OPTION PROGRAM: NONCOMPLIANCE PENALTIES

Position: SUPPORT

Requires the Department of Social Services to report to the Legislature by July 1, 2029, on payments counties make to cover lost federal funding resulting from overdue case reassessments under the Community First Choice Option program. The report will provide greater transparency into the financial impact of reassessment delays within the In-Home Supportive Services program, which helps older adults and people with disabilities remain in their homes. **Signed**

AB 2309 (BAINS)

CALFRESH PROTECTION ACT

Position: SUPPORT

Would have required the state to continue issuing CalFresh benefits to existing recipients during a lapse in federal funding, using state General Fund resources. The bill sought to protect households from interruptions in food assistance when federal benefits are withheld, suspended, or delayed. **Failed Passage**

AB 2390 (SCHIAVO)

STREAMLINED HOUSING APPROVALS: OBJECTIVE STANDARDS: REVIEW AND MODIFICATIONS

Position: SUPPORT

Clarifies the objective standards and review methods that apply when developers modify projects approved through the streamlined housing approval process. The bill also extends protections for project approvals during litigation involving subsequent modifications, helping preserve certainty as housing projects move toward construction. **Signed**

AB 2433 (ALVAREZ)

HOUSING DEVELOPMENT: DENSITY BONUS

Position: SUPPORT

Revises the Density Bonus Law to clarify eligibility and strengthen access to bonuses, incentives, concessions, and waivers for qualifying housing, including affordable and senior housing. The bill also allows specified floor area ratio calculations and clarifies that granting these benefits does not require a separate discretionary approval or environmental review. **Signed**

AB 2569 (HART)

CALIFORNIA ENVIRONMENTAL QUALITY ACT: NATURAL HAZARDS AND ADVERSE ENVIRONMENTAL CONDITIONS

Position: OPPOSE UNLESS AMENDED

Would have expanded environmental review under the California Environmental Quality Act to consider specified effects on people from locating a project near natural hazards or adverse environmental conditions. The bill also would have required additional analysis in environmental impact reports, adding to the review requirements for development projects.

Failed Passage

AB 2626 (GABRIEL)

HOUSING PROGRAMS: FINANCING

Position: SUPPORT

Would have allowed the Department of Housing and Community Development to waive specified residual receipts or minimum annual loan payments used for project monitoring, based on actual monitoring costs and a project's ability to pay. This flexibility would have helped address financial pressures on affordable housing developments. **Failed Passage**

AB 2748 (QUIRK-SILVA)

BUILDING STANDARDS: AFFORDABLE HOUSING DEVELOPMENTS: ELECTRIC VEHICLE CHARGING

Position: SUPPORT

Would have allowed qualifying affordable housing developments to comply with either specified 2025 or earlier electric vehicle charging receptacle standards during a defined transition period. The bill would have provided flexibility for projects navigating changes to state building requirements. **Failed Passage**

SB 417 (LIMÓN)

THE VETERANS AND AFFORDABLE HOUSING BOND ACT OF 2026

Position: SUPPORT

Places the \$11.25 billion Veterans and Affordable Housing Bond Act of 2026 before voters as Proposition 1 on the November ballot. If approved, the bond would provide \$10 billion for affordable housing programs and \$1.25 billion for veterans' housing assistance. LeadingAge California is working with the Proposition 1 coalition to support this investment in housing, including affordable senior housing. **Signed**

SB 924 (HURTADO)

LOW-INCOME ENERGY ASSISTANCE

Position: SUPPORT

Would have revised low-income weatherization program requirements to better integrate health, safety, indoor air quality, and whole-home improvements. The bill would have encouraged benefits for tenants in rental housing and required reporting on household affordability outcomes while addressing costs to ratepayers. **Failed Passage**

SB 1014 (GRAYSON)

DEVELOPMENT PROJECTS: PRELIMINARY ESTIMATE OF REQUIRED IMPROVEMENTS: ONSITE AND OFFSITE IMPROVEMENTS

Position: SUPPORT

Will allow housing applicants to request preliminary estimates of required improvements, with local agencies generally required to respond within 30 business days. The bill also requires itemized lists of onsite and offsite improvements during post-entitlement permitting, helping developers identify requirements and costs earlier in the process. **Signed**

SB 1415 (ARREGUÍN)

REAL PROPERTY TAX: WELFARE EXEMPTION: MODERATE-INCOME HOUSING

Position: SUPPORT

Would have expanded the partial property tax welfare exemption to qualifying rental housing serving low- and moderate-income households. The bill would have required owner certifications and tied the exemption to the share of units serving eligible households, supporting the financial feasibility of this housing.

Failed Passage

Assisted Living

AB 2702 (FLORA)

RESIDENTIAL CARE FACILITIES FOR THE ELDERLY ON FAITH-BASED LANDS ACT OF 2026

Position: SUPPORT

Would have created an approval pathway for qualifying residential care facilities for the elderly on faith-based land. The bill would have provided access to specified density bonuses and development incentives and limited parking requirements, supporting additional housing and care options for older adults.

Failed Passage

Continuing Care Retirement Communities

AB 1983 (RUBIO, BLANCA)

CONTINUING CARE RETIREMENT COMMUNITIES: REPAYABLE CONTRACTS

Position: SUPPORT

Recognizes two types of repayable continuing care contracts: those conditioned on resale of a resident's unit and those repaid in the sequence in which contracts terminate. The bill updates the statutory framework for entrance fee repayment in continuing care retirement communities to reflect these different contract arrangements. **Signed**

Health Equity

AB 1359 (AHRENS)

JURY SERVICE EXEMPTIONS

Position: SUPPORT

Allows individuals aged 80 or older, with a medical impairment, to obtain a permanent excuse from jury service through a written attestation, without a supporting note from a treating health care provider. This change takes effect on January 1, 2028, reducing an administrative burden for older adults. **Signed**

AB 1561 (KRELL)

MEDI-CAL: COMPLEX REHABILITATION TECHNOLOGY

Position: SUPPORT

Would have prohibited Medi-Cal from requiring prior authorization for repairs to previously approved complex rehabilitation power wheelchairs when the repair cost does not exceed \$1,250. The bill also would have reduced prescription and medical necessity documentation requirements for repair or replacement, helping beneficiaries obtain needed equipment more quickly. **Failed Passage**

AB 1649 (AHRENS)

MEDI-CAL: MONTHLY MAINTENANCE AMOUNT: PERSONAL AND INCIDENTAL NEEDS

Position: SUPPORT

Would have increased the minimum monthly personal and incidental needs allowance for qualifying Medi-Cal beneficiaries from \$35 to \$50 and required annual increases, subject to necessary federal approvals. This change would have helped residents in nursing facilities and other covered settings meet everyday personal expenses. **Failed Passage**

AB 2161 (BONTA)

MEDI-CAL ELIGIBILITY: WORK OR COMMUNITY ENGAGEMENT

Position: SUPPORT

Revises provisions governing Medi-Cal work or community engagement requirements, including definitions and mechanisms used to assess compliance. When reliable data sources conflict in a way that could harm eligibility, counties will now be required to seek confirmation from the applicant or beneficiary before taking adverse action. **Signed**

SB 837 (REYES)

DISASTER AND EMERGENCY PREPAREDNESS

Position: SUPPORT

Requires Aging and Disability Resource Connection programs to provide disaster and emergency preparedness education tailored to older adults and people with disabilities. This education will help individuals understand how to prepare for emergencies and remain safe before, during, and after a disaster. **Signed**

SB 971 (CHOI)

HEALTHY AGING COMMUNITY PARTNERSHIP PROGRAM

Position: SUPPORT

Authorizes local agencies, colleges, and community partners to establish Healthy Aging Community Partnership Programs. Activities could include technology assistance, physical activity, and other enrichment opportunities designed to promote social connection, healthy aging, and independent living. **Signed**

SB 1249 (RICHARDSON)

PERSONAL INCOME TAXES: DEDUCTIONS: ELDERLY SENIORS

Position: SUPPORT

Would have created a state income tax deduction of up to \$3,000 for each qualifying older taxpayer for tax years 2027 through 2031. The deduction would have phased down above specified income thresholds, providing tax relief to eligible older adults.

Failed Passage

Home & Community-Based Services

AB 1672 (SOLACHE)

MEDI-CAL: PROGRAM OF ALL-INCLUSIVE CARE FOR THE ELDERLY: RATES

Position: SUPPORT

Would have required the Department of Health Care Services to provide PACE organizations with proposed rates at least 60 days before submitting them for federal approval. The department also would have been required to respond to written questions or feedback at least 30 days before submission, improving transparency in the rate-setting process. **Failed Passage**

AB 2081 (STEFANI)

MEDI-CAL: HOME AND COMMUNITY-BASED ALTERNATIVES WAIVER

Position: SUPPORT

Would have expanded the Home and Community-Based Alternatives Waiver program by 5,000 slots. The bill also would have allowed the Department of Health Care Services to evaluate priority enrollment populations every six months, beginning in 2027, to support people at risk of institutional placement. **Vetoed**

AB 2348 (BONTA)

MEDI-CAL: ENHANCED CARE MANAGEMENT AND COMMUNITY SUPPORTS

Position: SUPPORT

Strengthens statewide guidance and reporting for Medi-Cal enhanced care management and community supports. The bill requires published coverage policies, provider education, stakeholder engagement, and utilization reporting, as well as information to help the Legislature consider whether community supports should become required Medi-Cal benefits. **Signed**

Health

AB 1717 (CASTILLO)

MEDI-CAL DENTAL REIMBURSEMENT: HOUSE/EXTENDED CARE FACILITY CALL

Position: SUPPORT

Would have increased Medi-Cal dental reimbursement for visits to a patient's home or care facility to reflect reasonable travel costs. Subject to funding and federal approvals, this change would have supported access to dental care for individuals who face barriers to traveling to a dental office. **Failed Passage**

AB 2135 (KALRA)

LONG-TERM HEALTH CARE FACILITIES

Position: OPPOSE UNLESS AMENDED

Would have added notice, signature, translation, and accessibility requirements for facility-initiated transfers and discharges from skilled nursing facilities. LeadingAge California and coalition partners raised concerns about increased administrative burdens. **Failed Passage**

SB 29 (LAIRD)

CIVIL ACTIONS: DECEDENT'S CAUSE OF ACTION

Position: OPPOSE

Would have extended, until 2030, the ability of a decedent's estate to recover non-economic damages for the decedent's pain, suffering, and disfigurement prior to death.

Failed Passage

SB 950 (WEBER PIERSON)

HEALTH CARE COVERAGE: DEMENTIA

Position: SUPPORT

Requires specified health plans and insurance policies to cover medically necessary, FDA-approved treatments and medications for Alzheimer's disease and other conditions affecting cognition beginning in 2027. The bill also limits step therapy requirements, helping patients access treatment recommended by their health care providers. **Signed**

SB 1304 (WAHAB)

RESPIRATORY CARE PRACTICE ACT

Position: OPPOSE UNLESS AMENDED

Expands the respiratory care tasks licensed vocational nurses may perform in specified settings, including assisted living and home- and community-based care, subject to training and competency requirements. The expanded setting-specific authority does not include skilled nursing facilities or hospitals. The bill also clarifies authority for certain respiratory tasks. **Signed**

SR 104 (BECKER)

RELATIVE TO AGING AND CHRONIC DISEASE POLICY

Position: SUPPORT

Expresses the Senate's support for research and public health strategies that address the biological processes of aging to prevent or delay chronic disease. The resolution encourages state agencies, researchers, health plans, and other partners to advance healthy aging and improve health span. **Adopted**

Labor & Employment and Workforce

AB 1811 (ROGERS) **HEALTH PROFESSIONALS**

Position: SUPPORT

Preserves and expands recognition of health professional shortage areas for specified state programs through January 1, 2035. The bill recognizes areas identified by the state, currently designated by the federal government, or federally designated as of January 1, 2025, helping maintain access to workforce resources in underserved communities. **Signed**

AB 1898 (SCHULTZ) **WORKPLACE ARTIFICIAL INTELLIGENCE TOOLS**

Position: OPPOSE

Would have required employers to notify workers about workplace artificial intelligence tools used for employment decisions or surveillance and provide an annual list of those tools and their effects on jobs. The bill would have created enforcement mechanisms, civil remedies, and penalties for violations.

Failed Passage

AB 1984 (ROGERS) **CORPORATE POWERS: POLITICAL SPENDING POWER**

Position: OPPOSE

Would have redefined the powers granted to corporations and other specified entities under California law to exclude political spending. The bill would have treated actions outside those authorized powers as void and required corporations taking such actions to forfeit their granted powers. **Failed Passage**

AB 2027 (WARD) **WORKER DATA: PROHIBITIONS: ARTIFICIAL INTELLIGENCE**

Position: OPPOSE

Would have prohibited employers from using or sharing workers' personal information to train artificial intelligence systems to replicate, automate, or replace their jobs. The bill also would have imposed related restrictions on vendors providing services to employers. **Failed Passage**

AB 2301 (SORIA) **COMMUNITY COLLEGES: BACCALAUREATE DEGREE IN NURSING PILOT PROGRAM**

Position: SUPPORT

Would have established a pilot program allowing up to 10 community college districts to offer a Bachelor of Science in Nursing degree. Participating colleges would have given enrollment priority to graduates of their own associate degree nursing programs, expanding an accessible pathway for California's nursing workforce. **Vetoed**

SB 310 (WIENER) **FAILURE TO PAY WAGES: PENALTIES**

Position: OPPOSE

Would have allowed employees to recover statutory penalties for subsequent, willful, or intentional wage payment violations through an independent civil action. **Failed Passage**

SB 555 (CABALLERO) **WORKERS' COMPENSATION: AVERAGE ANNUAL EARNINGS**

Position: OPPOSE

Would have increased the minimum and maximum average weekly earnings used to calculate permanent partial disability benefits for injuries occurring on or after January 1, 2027. The bill would have raised workers' compensation benefit calculations and associated costs for employers. **Failed Passage**

SB 947 (MCNERNEY) **EMPLOYMENT: AUTOMATED DECISION SYSTEMS**

Position: OPPOSE

Places new limits on employers' use of automated decision systems beginning July 1, 2027. The bill requires notice after certain disciplinary or termination decisions, allows employees to request information about the data used, prohibits retaliation, and establishes enforcement and penalties. These requirements will affect providers using covered tools in workforce decisions. **Signed**

SB 1057 (BECKER) **LICENSING: CERTIFIED NURSE ASSISTANTS AND HOME HEALTH AIDES**

Position: SUPPORT

Would have made changes to the licensing, certification and training requirements for certified nurse assistants (CNAs). The bill also would have allowed CNAs to complete their 48-hour license renewal training requirement through in-person, online, or other distance learning formats approved by the California Department of Public Health. **Vetoed**