

NEW CALIFORNIA LAWS 2026

Real Estate Legislative Update

The information below is only a partial list and is not a comprehensive explanation of the upcoming 2026 California laws. It is being provided solely as a courtesy and as a guide. All laws are effective January 1, 2026 unless otherwise noted.

ACCESSORY DWELLING UNITS (ADUs) & JUNIOR ADUs

(AB 1154, SB 543)

- JADUs capped at 500 sq. ft. interior livable space.
- Streamlined permit approvals; owner-occupancy clarified.
- Impact fee exemptions for smaller units.

CALIFORNIA COASTAL ACT

(SB 484)

- Affordable housing projects in designated infill areas exempt from coastal permits until 2037.

CC&Rs

(AB 806, AB 1050, SB 625)

- Restrictions on mobilehome cooling systems void.
- Covenants blocking affordable housing or disaster reconstruction unenforceable.

HOUSING & SUBDIVISION

(AB 130)

- New foreclosure compliance rules for subordinate mortgages.
- Changes to subdivision map approvals and parcel sales.



MORTGAGES & DEEDS OF TRUST

(AB 238, AB 1529)

- Wildfire-related mortgage forbearance up to 12 months.
- Extra notice requirements for assisted housing developments.

PROPERTY TAXATION

(AB 418, SB 863)

- New hearing requirements for sale of tax-defaulted property.

REAL PROPERTY DISCLOSURES

(SB 410)

- Expanded inspection and disclosure for exterior elevated elements in condos.

REAL PROPERTY SALES

(AB 851)

- Ban on unsolicited offers in certain ZIP codes after disasters.
- Compliance attestation must be recorded with deed.

RECORDING & NOTIFICATION

(SB 255, AB 737)

- Mandatory county recorder notification programs by 2027.
- Decarbonization charge recording expanded.

VITAL RECORDS

(AB 64)

- Diacritical marks required on official records; fee changes.

TRUSTS

(AB 565)

- Updated notice requirements for trust actions.

New Real Estate Laws are here for 2026! Wondering how they impact you? Contact your sales rep today for the details.

Source: California Land Title Association (CLTA), 2025 Summary of Legislation