



Governor Newsom Signs NAIOP SoCal-Sponsored Bill – AB 2904 – Into Law

Sacramento, CA (September 28, 2024) – Yesterday, Governor Gavin Newsom signed AB 2904 into law – the first-ever bill sponsored by NAIOP SoCal in the organization’s history.

AB 2904 boosts transparency by doubling the notice period on zoning changes provided by cities or counties to affected property owners. Specifically, the bill extends the notification period on zoning changes from 10 to 20 days before a hearing, ensuring property owners have ample time to prepare and engage with the proposed changes.

Assemblymember Sharon Quirk-Silva (D-67) authored AB 2904 to enhance transparency and tackle the significant issue of inadequate notification for commercial property owners statewide regarding proposed zoning changes affecting their properties.

"I thank Governor Newsom for signing AB 2904 into law. I extend our gratitude to Assemblymember Quirk-Silva for galvanizing strong, bipartisan support for this common-sense legislation," said Timothy Jemal, CEO, NAIOP SoCal. "I thank the members and allies of NAIOP SoCal including our Sacramento partner, the California Business Properties Association, for contacting legislators in support of AB 2904. I want to give a special acknowledgment to our Senior Director of Government Relations Jose Cornejo for skillfully leading the effort to move AB 2904 forward and for his excellent testimony in the Local Government Committees of both legislative chambers."

In both the State Assembly and Senate, AB 2904 went through an extensive and transparent process. Three Committees of the Assembly and Senate reviewed AB 2904, approving it with a collective 29-1 vote. The legislation passed 62-0 in the Assembly and 39-0 in the Senate before reaching the Governor’s desk. AB 2904 will go into effect on January 1, 2025.

NAIOP SoCal worked hard to educate lawmakers on the merits of the bill and to ensure its unanimous passage on the floor of each legislative chamber. During NAIOP SoCal’s biannual advocacy trips to Sacramento in April and August, NAIOP SoCal Members also took great strides to educate legislators and staff on AB 2904’s benefits to California property owners.

About NAIOP SoCal: NAIOP SoCal comprises nearly than 1,300 members serving southern California. NAIOP SoCal is the leading organization in Southern California for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. NAIOP SoCal advances responsible commercial real estate development and advocates for effective public policy. For more information, visit www.naiopsocal.org.



THANK YOU TO OUR 2024 GAVEL SPONSORS



AS OF 09/28/2024



