

**NAIOP SoCal-Sponsored Bill Unanimously Passes California State Assembly**

**Sacramento, CA (May 10, 2024)** – Yesterday, the California State Assembly unanimously passed AB 2904, a bill sponsored by NAIOP SoCal. 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.

"To have the California State Assembly unanimously pass a NAIOP SoCal-sponsored bill shows the progress we have made to elevate our legislative affairs program to advance the commercial real estate industry," said Timothy Jemal, CEO, NAIOP SoCal. "Our gratitude goes out to Assemblymember Quirk-Silva for galvanizing bipartisan support for this common-sense legislation and to all Assemblymembers who voted in favor. AB 2904 addresses the recurring issue of insufficient notice to property owners to understand the implications of zoning code changes and take commensurate action."

Sponsored by NAIOP SoCal and supported by our partners at the California Business Properties Association, AB 2904 has yet to receive a single vote in opposition. In addition to its unanimous approval yesterday on the State Assembly Floor, AB 2904 initially passed 9 – 0 in the Assembly Local Government Committee, and was approved by consent in the Assembly Appropriations Committee with a 14 – 0 vote.

AB 2904 boosts transparency by doubling the notice period 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. During the Assembly Local Government Committee hearing on April 17, Assemblymember Quirk-Silva introduced the legislation, while NAIOP SoCal Senior Government Relations Consultant, Jose Cornejo, testified on its merits and skillfully navigated opposition to advance the bill.

AB 2904 now moves to the California State Senate for its consideration. NAIOP SoCal will continue to keep its Members aware of developments relative to this bill.

For more information, contact Jose Cornejo at [jose@cornejost.com](mailto:jose@cornejost.com).

**About NAIOP SoCal:** NAIOP SoCal, the Commercial Real Estate Development Association, comprises more than 1,200 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](http://www.naiopsocal.org).

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