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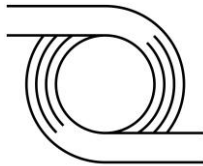
Real Estate and Development

Real Estates Bullets #21

Hello to our **7,326 familiar faces** from last week, and a **warm welcome** to all our **new readers!**

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Bullets #21:

Housing Developers Cheer State Law That Restrains CEQA Suits

According to **The Real Deal** article by [Andrew Asch](#), home developers in **California**, from [luxury to affordable housing](#), are celebrating the signing of **AB 1633** into law. Here is a **bullet-point summary** of the article followed by a link to the full article.

- The new law **limits appeals** based on the California Environmental Quality Act (CEQA), addressing [concerns about delays](#) caused by CEQA appeals.
- Leo Pustilnikov, a developer and CEQA appeals veteran, **commends AB 1633**, stating that it [was overdue](#), and it [curbs excessive local control](#).
- Developers anticipate a **significant reduction** in the CEQA process for [urban projects](#), potentially [speeding up larger-scale projects](#) by **50%**.
- A previous law, the [Housing Accountability Act](#), prohibits local agencies from **disapproving** a housing project **except with a written rationale** based on the evidence.
- **AB 1633** applies to [urban housing projects](#) with a density of **15 or more** housing units per acre, **broadening the definition** of disapproval to include CEQA compliance.
- The Southern California Association of Non Profit Housing **acknowledges** that AB 1633 is a [step in the right direction](#) for eliminating obstacles to **affordable housing development**.
- The law aims to [end indefinite delays](#) in CEQA certification for **housing projects** that comply with **environmental regulations**.
- The law's purpose is to [clarify standards](#) for violations of the **Housing Accountability Act** regarding a local agency's discretion.
- Critics like [land use lawyer](#), Jamie Hall, argue that AB 1633 **forces early environmental determinations** and **removes financial incentives** for public interest litigation.
- AB 1633's authority will be in effect until **January 31, 2031**, with the option for [legislative renewal](#).

Full Article



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