



STARTER HOME REVITALIZATION ACT

Government Code §§ 65852.28, 65913.4.5, and 66499.41

INTRODUCTION

The Starter Home Revitalization Act (SHRA) aims to address California's housing shortage by streamlining approval for small-scale residential projects of ten or fewer units on urban lots under five acres zoned for multifamily residential use. The statute mandates a ministerial, non-discretionary approval process, reducing local government delays and facilitating infill development. By cutting regulatory burdens, SHRA promotes homeownership opportunities, particularly for low- and moderate-income families, while maintaining protections against tenant displacement and environmentally sensitive site development.

The Housing Law Fact Sheets provide an overview of existing laws which the California Department of Housing and Community Development (HCD) has statutory authority to enforce. The fact sheet does not constitute legal advice but is intended to be a resource for local agencies and decision-makers within California, including members of City Councils, Boards of Supervisors, and Planning Commissions.

KEY PROVISIONS

SHRA requires ministerial approval of qualifying housing projects within 60 days, after which applications are deemed approved if no action is taken. The law applies to urban lots under five acres, zoned for multifamily residential use, and located in incorporated cities or large urban counties. It limits local restrictions, prohibiting excessive setbacks, parking mandates, and low floor area ratios that would reduce allowable housing density. The law allows for up to ten lots and a maximum of ten total units.

Housing projects must comply with local inclusionary housing requirements and may be structured as fee simple ownership, common interest developments, or community land trusts. SHRA protects existing renters by prohibiting redevelopment that displaces rent-controlled or tenant-occupied housing. Environmentally sensitive areas, including farmland, wetlands, and fire hazard zones, are ineligible for development. The law exempts projects from CEQA review, further accelerating approvals while maintaining affordability and urban housing growth.

RECENT HCD TECHNICAL ASSISTANCE LETTERS

[City of Oakland](#),
February 19 2025

The City cannot require a conditional use permit for qualifying projects and must reduce setback and open space requirements if they preclude development at the allowed density. SHRA mandates ministerial approval, ensuring streamlined development. The City may only deny a project if it can prove an unavoidable public health and safety risk.

[City of Hayward](#),
January 28 2025

SHRA applies broadly to any zoning district allowing multifamily housing, including high-intensity mixed-use zones. Condominium projects qualify under the law and that units can be rented after ownership transfer.

LEGISLATIVE HIGHLIGHTS

Expansion of Streamlined Housing Approvals for Vacant Single-Family Lots

[SB 1123](#), Caballero (2024); amended Gov. Code, § 65852.28 and 66499.41

Expands SHRA by enabling property owners in single-family zones to utilize the same streamlined, ministerial approval process available to multifamily parcels. The bill was intended for small-scale housing developments, facilitating the creation of up to 10 units, excluding ADUs. This amendment increased housing opportunities in areas previously restricted to large lots with a maximum density of one single-family home and promoted higher density, entry-level homeownership. Additionally, the bill clarified language to ensure that various lower-cost homeownership models, such as tenancies in common and community land trusts, were eligible under SHRA. SB 1123 took effect on July 1, 2025.

Streamlined Approval for Small Urban Housing Projects

[SB 684](#), Caballero (2023); added Gov. Code, §§ 65852.28, 65913.4.5, and 66499.41

Requires local agencies to ministerially approve certain small-scale housing developments and subdivisions—specifically, projects with 10 or fewer residential units on urban lots of 5 acres or less. The bill creates new streamlined processes for parcel and tentative/final map approval and prohibits local governments from imposing specific zoning and design standards that would hinder such developments.