



# CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750  
www.laverneca.gov

April 2, 2026

California State Assembly  
Committee on Housing and Local Government  
1020 O Street, Room 3330  
Sacramento, CA 95814

**RE: Opposition to SB 1117 (Cervantes) – Accessory dwelling units and junior accessory dwelling units.**

Dear Chair and Members of the Committee:

On behalf of the City of La Verne, I must respectfully oppose SB 1117, which further restricts the ability of local agencies to assess impact fees on accessory dwelling units (ADUs).

SB 1117 reduces the amount of impact fees that may be collected by requiring that fees for ADUs larger than 750 square feet be calculated only on the portion of the unit exceeding that threshold. While intended to incentivize ADU production, this approach further limits the ability of cities to recover the proportional costs associated with increased demand on local infrastructure and services.

ADUs, while smaller in scale, still contribute to cumulative impacts on public infrastructure, including water, sewer, transportation networks, parks, and public safety services. By further restricting fee calculations, SB 1117 shifts the financial burden of these impacts away from development and onto existing residents, undermining the principle that new development should contribute its fair share toward necessary infrastructure improvements.

Additionally, the bill continues a pattern of incremental limitations on local authority over land use and development financing. Cities must retain the ability to establish and implement fee structures that reflect local conditions, infrastructure capacity, and service demands. Further constraints on this authority hinder long-term planning efforts and the ability to maintain service levels for the community.

For these reasons, the City of La Verne respectfully urges your opposition to SB 1117.

Sincerely,

Tim Hepburn, Mayor

CC: La Verne City Council