



CITY OF SOLANA BEACH

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August 27, 2026

Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: SB 1117 – Accessory Dwelling Units: Impact Fees – OPPOSE

Dear Governor Newsom,

On behalf of the City of Solana Beach, I am writing to express our opposition to Senate Bill 1117. While our City supports sustainable, infill housing strategies, and is proud of the progress that has been made to bring new housing options to our community, SB 1117 further erodes essential local authority by imposing rigid statewide restrictions on how municipal agencies assess development impact fees for Accessory Dwelling Units (ADUs). Local governments rely on development impact fees to ensure that new residential density pays its fair share of the capital costs required to maintain and expand critical municipal infrastructure.

The proliferation of ADUs places continuous, incremental strain on local infrastructure, including public safety services, park capacity, stormwater drainage, water delivery, and localized traffic networks. SB 1117 strips local governments of a crucial, long-established revenue and funding mechanism by capping and restricting fee assessments on larger ADU builds. Forcing cities to absorb the long-term capital costs of increased density without adequate cost-recovery mechanisms ultimately shifts the financial burden onto existing taxpayers and compromises the quality of local public services.

Small cities in California are best positioned to calibrate impact fees in a manner that balances housing production with local infrastructure capacity. By pre-empting municipal authority and restricting local fee revenue, SB 1117 creates an unsustainable fiscal model for communities absorbing rapid ADU growth. For these reasons, the City opposes SB 1117 and respectfully requests your veto of this bill.

Sincerely,

LESA HEEBNER
Mayor
City of Solana Beach