



City of Upland

Mayor's Office

August 10, 2026

The Honorable Sabrina Cervantes
California State Senate
1021 O Street, Suite 7330
Sacramento, CA 95814

**Re: SB 1117 (Cervantes) Accessory dwelling units (ADUs) and junior ADUs
As Amended July 8, 2026 – Notice of Opposition – City of Upland**

Dear Senator Cervantes,

I write to you today on behalf of the City of Upland in respectful opposition to SB 1117 which would further restrict how local agencies calculate impact fees for accessory dwelling units (ADUs).

While the City supports the development of ADUs as an important tool to expand housing supply, SB 1117 would significantly limit the ability of local governments to recover the proportional cost of infrastructure needed to serve that growth. By requiring that impact fees be assessed only on the portion of an ADU exceeding 750 square feet, the bill narrows existing law and reduces already-constrained fee authority. As a result, cities may face increasing challenges in funding critical infrastructure such as roads, parks, drainage, and public safety facilities that serve both existing residents and new units.

This bill also imposes a state-mandated local program while explicitly denying reimbursement to local agencies. This creates an unfunded mandate that shifts costs onto cities and, ultimately, existing residents. Over time, this dynamic risks degrading service levels or forcing jurisdictions to identify alternative revenue sources, placing additional strain on local budgets.

Furthermore, SB 1117 continues a trend of eroding local land use authority by applying uniformly to all cities, including charter cities, despite significant differences in infrastructure capacity, development patterns, and fiscal conditions across jurisdictions. Local governments are best positioned to balance housing production with infrastructure sustainability, and further state preemption undermines that ability.

For these reasons, the City of Upland respectfully opposes SB 1117 unless amended to preserve local flexibility and ensure that cities can recover the reasonable costs associated with new development.

Sincerely,

Bill Velto,
Mayor, City of Upland