



ASSEMBLY BILL 507 (AB 507): ADAPTIVE REUSE

PROJECT INFORMATION

Site Address: _____

APN(s): _____

Project Name: _____

Gross Acres: _____

PRIMARY CONTACT INFORMATION

Name: _____

Contact: _____

Address: _____

Email: _____

- ☐ I HEREBY CERTIFY THAT MY PROJECT IS ELIGIBLE for subdivision under AB 507 as demonstrated in the eligibility checklist below.
- ☐ On behalf of the development proponent, I certify the responses on this form are accurate based on reasonable investigation, knowledge and belief. If the information recorded in this checklist changes in the course of the project, I will contact Planning and Development Services for further guidance. I understand this checklist is only a tool for gathering information relevant to the project. Approval or disapproval of the project will be determined based on applicable law and regulation.

Owner Name: _____

Signature: _____

Date: _____

Applicant Name: _____

Signature: _____

Date: _____

PLANNING DEPARTMENT USE ONLY

PRE-APP#:	☐ TRIBAL CONSULT COMPLETED	CONSISTENCY ☐ ELIGIBLE DETERMINATION: ☐ NOT ELIGIBLE	SUBMITTAL DATE: / /
APP#:	DETERMINATION DUE: / /	DETERMINATION DATE: / /	APPROVAL DUE: / /



IF YOU CHECKED “NO” TO ANY ELIGIBILITY REQUIREMENT BELOW, YOUR PROJECT IS NOT ELIGIBLE.

If you have questions, we strongly recommend requesting an initial consultation meeting. This provides the opportunity to sit down with a Planner to discuss the “ins and outs” of your project and receive general information on project feasibility up front before making a major investment of time and money. The Planner will identify the initial required deposit to start the project. Request an [Initial Consultation Meeting](#) to get started.

If the subject parcel is on septic, please contact DEHQ at LWQDuty.DEH@sdcounty.ca.gov to determine if any changes need to be made to the existing system for the proposed scope of your project prior to moving forward with the project development.

What is AB 507?

AB 507, effective July 1, 2026, is a State law that allows commercial buildings outside of industrial areas to be converted into housing. This is often referred to as “adaptive reuse.”

AB 507 Application Process

1. Please use this form to verify that the parcel and building to be converted meet the requirements of AB 507.
2. If your project potentially qualifies AB 507, you may apply for a [building permit](#). Depending on the building being converted, there may be additional building requirements to meet. See the [2025 California Building Standards](#) for more information.
3. Staff will review your documents, forms, plans, and may request revisions. They will also check whether your project follows County regulations.
4. An application for the development will be approved unless the County finds:
 - a. The proposed project does not meet the requirements of AB 507, other relevant State laws or relevant local General Plan, zoning, subdivision, and design standards; OR
 - b. The proposed project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the impact without rendering the development financially infeasible. A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

The proposed project must meet all the requirements listed below:

- ☐ The building is not located within an industrial zone that does not permit residential uses (65658.1.(2)(A)).
- ☐ The building is not a hotel UNLESS the hotel use has been discontinued since July 1, 2021 or earlier (65658.1.(2)(B)).
- ☐ Any nonresidential uses proposed in the project must be consistent with the land uses allowed by the zoning (65658.5(a)(1)(A)).



- ☐ The parcel is located within an urbanized area (65658.5(b)(1)(A)).
- ☐ The parcel is surrounded by at least 75 percent urban uses (65658.5(b)(1)(B)).
- ☐ The building is less than 50 years old (65658.5(b)(2)(A))
- ☐ OR: The building is older than 50 years old AND the applicant has submitted a preliminary application (SB 330) and the County has determined that the building is not a historic resource, or that the project complies with the requirements below. (65658.5(b)(2)(C))
- ☐ If the building is listed on a local, state, or federal register of historic resources (65658.5(b)(2)(B)):
 - ☐ The applicant will sign an affidavit declaring that the project will comply with one of the following:
 - The United States Secretary of the Interior's Standards for Rehabilitation, as found in Part 67 of Title 36 of the Code of Federal Regulations.
 - Exterior facades that do not face a street, interior facades that do not face a courtyard, and interior spaces that are not publicly accessible and character defining may be modified without regard to the United States Secretary of the Interior's Standards for Rehabilitation.
 - The project is awarded federal historic rehabilitation tax credits pursuant to Section 47 of the Internal Revenue Code, or state historic rehabilitation tax credits. OR
 - ☐ If an affidavit is not signed, the County may impose conditions of approval to mitigate impacts if it is determined that the project will cause significant adverse impact to historic resources.
- ☐ The proposed project provides affordable housing (65658.5(b)(3)):
 - ☐ For a rental project:
 - 8% of the units are reserved for very-low income households and 5% of the units are reserved for extremely low income households for at least 55 years.
 - ☐ For a for-sale project:
 - 30% of the units are reserved for moderate-income households and 15% of the units are reserved for lower-income households for at least 45 years.
 - ☐ Note: If the County has adopted an inclusionary housing ordinance, then the project shall include the percentage of affordable units required by this section or the local requirement, whichever is higher AND the project shall meet the lowest income targeting required by either this section or the local requirement.
- ☐ The affordable housing units have the same bedroom and bathroom count ratio as the market rate units, are equitably distributed within the project, and have the same type or quality of appliances, fixtures, and finishes (65658.5(b)(3)(D)).
- ☐ If the proposed project is mixed-use, at least one half of the square footage is dedicated to residential uses (65658.5(b)(4)).



- ☐ The project has completed a Phase I environmental assessment (as defined in Section 78095 of the Health and Safety Code) (65658.5(b)(5)(A)).
- ☐ The adaptive reuse project complies with objective design standards. See the [unincorporated communities plans and planning documents](#) for more information about design standards (65658.5(b)(6)(A)).
- ☐ The project site is 20 acres or less (65658.5(b)(7)).
- ☐ If the parcel is located within a [conservation easement](#), it will comply with all terms of that easement (65658.5(e)).
- ☐ The project may include development of new structures on parcels adjacent to the proposed project if the adjacent parcels meet the [Streamlined Ministerial Approval Process \(SMAP\) requirements](#) (65658.6(a)(1)(A)).
- ☐ All projects must meet the following labor standards (65658.13):
 - If the project is not entirely a public work, all construction workers must be paid prevailing wages, with apprentices paid the apprentice rate.
 - Prevailing wage obligations must be included in all applicable contracts.
 - Contractors and subcontractors must pay prevailing wages and maintain payroll records, unless covered by a project labor agreement (PLA) that already requires prevailing wages and enforcement through arbitration.
- ☐ Projects that are 40 or more units and are 4 stories or less must meet the following additional labor standards (65658.14):
 - Contractors with 1,000+ hours on the job must meet apprenticeship and health care expenditure requirements unless they are signatory to a qualifying collective bargaining agreement or PLA.
 - Contractors must:
 - Participate in or request apprentices from a state-approved apprenticeship program.
 - Make health care contributions equal to the cost of a Covered California Platinum plan for a family of four (credited toward prevailing wage).
 - Monthly compliance reports must be submitted to the County.
 - Contractors must submit monthly payroll records to the Labor Commissioner.
 - Contractors must report changes in apprenticeship participation or health benefit contributions within 10 business days.
- ☐ Projects that are 40 or more units and are over 4 stories tall must meet the following additional labor standards (65658.15):
 - Prime contractors must commit to using a skilled and trained workforce for all apprenticeable trades unless fewer than three compliant bids are received for a scope of work.
 - Subcontractor bidding requirements must be objective and not impose unreasonable barriers.



AB 507 Requirements

Application Guide

County of San Diego, Planning & Development Services |

- Prime contractors must collect affidavits and monthly compliance reports from subcontractors regarding workforce qualifications.
- Notice of bid opportunities must be provided at least 14 business days before bids are due to local labor organizations and contractor associations.
- Upon request, contractors must provide lists of bidding and contracted firms to joint labor-management committees.
- Monthly compliance reports must also be provided to the County.

Resources:

[AB 507 Bill Text](#)

[San Diego County Zoning and General Plan Map](#)