



AB 2097 Basics

Where does it apply?

AB 2097 applies to areas within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon of the adopted 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). A major transit stop is defined as a site containing an existing rail transit station or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

See the [map here](#) for where these areas are in the SACOG region based on the adopted 2020 MTP/SCS. The areas are subject to change with each MTP/SCS adoption. This map is for illustrative purposes only and was not drafted with the express approval of all local governments in the SACOG region. Local governments are the lead agencies responsible for making the final determination on AB 2097's application.

What does it do?

For residential projects with *either* of the following components, local parking minimums are eliminated:

- The project contains less than 20 units; or
- The development dedicates at least 20% of units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.

For all other residential and non-residential projects, local parking minimums are eliminated unless the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on any of the following:

- The ability to meet its share of the regional housing need;
- The ability to meet any special housing needs for the elderly or persons with disabilities; or
- Existing residential or commercial parking within one-half mile of the housing development project.

Exceptions/Stipulations

- AB 2097 does not preclude enforcing parking for electric vehicles or parking spaces that are accessible to persons with disabilities that would have otherwise applied to the development if this section did not apply.
- When a project provides parking voluntarily, a public agency may impose requirements on that voluntary parking to require spaces for car share vehicles, require spaces to be shared with the public, or require parking owners to charge for parking. A public agency may not require that voluntarily provided parking is provided to residents free of charge.
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- AB 2097 does not apply to commercial parking requirements if it conflicts with an existing contractual agreement of the public agency.

Code References

- [AB 2097](#) impacts areas within ½ mile around "public transit." Public transit is defined in the bill as "a major transit stop as defined in Section 21155 of the Public Resources Code."
- PRC 21155(b) says "A major transit stop is as defined in Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan." The applicable regional transportation plan in the SACOG region is the adopted 2020 MTP/SCS, which has a horizon year of 2040.
- PRC 21064.3 defines a major transit stop as "a site containing any of the following:
 - (a) An existing rail or bus rapid transit station.
 - (b) A ferry terminal served by either a bus or rail transit service.
 - (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods."

Example of Local Implementation of AB 2097

On December 29, 2022, the City of Los Angeles released a detailed memo documenting how it would be implementing AB 2097, including necessary standards for the housing-related findings. See here for that memo: https://planning.lacity.org/odocument/5f912dc2-0380-404c-8afc-f0fb4804f8b0/Implementation_Memo__AB_2097.pdf