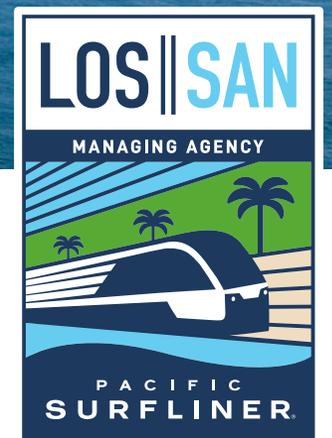




# Update on SB 677 (Wiener, D-San Francisco)

Board of Directors | February 17, 2026



# SB 677 (Wiener, D- San Francisco)

- SB 677 is a clean-up measure to SB 79 (Chapter 512, Statutes of 2025), which requires increased housing density and ministerial approval of housing near qualifying transit stops in "urban transit counties." However, key ambiguities and implementation questions remain.
- The bill revises the definition of "high-frequency commuter rail" to include:
  - Public commuter or intercity rail stations
  - $\geq$  48 passenger trains on average per weekday (both directions)
- May expand TOD applicability to additional intercity rail stations.
- Ongoing questions remain regarding classification of urban transit counties, rail frequency thresholds, the classification of commuter and intercity rail, and lack of existing state guidance.
- Senator Wiener also has another clean-up spot bill, SB 908.