



AB 1679 (González) - Temporary Pop-Up Businesses (Effective 1/1/27)



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Overview

AB 1679 establishes a statewide permitting pathway for temporary pop-up businesses in existing commercial and mixed-use buildings. The law seeks to activate underused storefronts and help small businesses test locations and concepts without facing every requirement associated with permanent occupancy. [Bill Language](#) | [Press Release](#)

CBPA's Role

CBPA did not take an official position on AB 1679. However, we recognized the value of a more flexible permitting pathway for pop-up businesses, while weighing those benefits against property owners' concerns about managing temporary tenancies and potential holdover disputes.

Key Provisions

- Requires cities and counties to allow temporary authorizations for up to 120 days in qualifying Group B (Business) and Group M (Mercantile) spaces with occupant loads of 49 or fewer. Local agencies may allow renewals or extensions.
- Requires local agencies to consider temporary relief from specified parking, public improvement, building-system upgrade, and discretionary approval requirements. Agencies may use existing permitting programs.
- Preserves applicable fire, health, safety, and accessibility requirements. Structural alterations are excluded, and food operations require additional health review.

Implications for CRE

AB 1679 gives members another potential tool to generate interim rental income and draw foot traffic while marketing space to permanent tenants. Benefits will depend on local implementation, as the law sets no firm approval deadline. Owners should carefully structure temporary occupancy agreements, including expiration and surrender terms; permit expiration does not provide a special process for removing a holdover tenant, leaving potential possession disputes and related costs unresolved.

*****This summary provides CBPA members with an overview of AB 1679, its key provisions, and its potential impacts on California's commercial real estate industry. This summary is intended for informational purposes only and does not constitute a legal interpretation or legal advice. Members should consult their legal counsel for guidance on how the law applies to their properties or businesses, including any applicable compliance obligations.*****