

## **C.A.R. Broker Involvement Quarterly Communication**

Thank you for your continued commitment to C.A.R.'s Broker Involvement Program empowering you to make a difference in legislation that directly affects your business. Please remember, when your help is needed, C.A.R. will contact you. All you need to do is send an email or voicemail to your agents directing them to look for a Red Alert email from C.A.R. or a Call for Action from NAR, with specific instructions as to how to respond. With your help, C.A.R. can send a clear united message to legislators on critical issues that directly affect your business.

### **C.A.R. Legislation of Interest:**

**AB 1650 (Frazier)**, C.A.R.'s uniform advertising standards bill, passed out of the Assembly Appropriations Committee. Existing law varies greatly depending on the type of advertisement (i.e. "for sale" signs, print and electronic media, business cards, brochures, etc.) and the name being used by the licensee (i.e. given name, nickname, team name, etc.). This C.A.R.-sponsored bill will require a licensee conducting advertising of ANY kind to also include their CalBRE license number and responsible broker's identity. Generic company "for sale," lease, rent, "open house" and directional signs containing the responsible broker identity or without a real estate licensee's name will be exempt from this requirement. This bill also includes a one-year delayed effective date for implementation.

**AB 1750 (Dodd)**, C.A.R.'s landlord/tenant environmental hazards booklet bill, passed off the Assembly Floor. This C.A.R.-sponsored bill would clarify that environmental hazard booklet provisions applied to a seller of real property apply equally to a lessor of that property. Current law does not clearly apply those provisions to landlords and property managers. Use of the guide to common environmental hazards will remain voluntary.

**AB 1807 (Bonta)**, C.A.R.'s disciplinary action notice bill, passed out of the Assembly Business and Professions Committee. Current law requires that a discipline notice against a licensee's name in the California Bureau of Real Estate's database be reported indefinitely, even if the licensee has been rehabilitated and the license penalty (i.e., suspension or restriction) has been removed. This C.A.R. sponsored bill would limit to 10 years the time that a notice of disciplinary action is reported against a licensee's name when a search is made of the CalBRE database.

**AB 2502 (Mullin and Chiu)**, a rent control bill opposed by C.A.R., passed out of the Assembly Local Government Committee. Under the 1995 C.A.R.-sponsored Costa-Hawkins Act, new construction is exempt from rent control. In 2013, C.A.R. successfully opposed AB 1229 (Atkins), which would have effectively repealed the new construction exemption by allowing local governments to impose inclusionary zoning as a condition of development. This would have required a new housing developer to include "below market" residential units in their development plans and eliminated any incentive for local government officials to negotiate new construction requirements with representatives of housing developers. AB 2502 is a reintroduction of AB 1229. C.A.R. opposes this measure: it creates a statewide statutory authority to impose inclusionary zoning, resulting in the elimination of the new construction exemption from rent control laws.

**SB 1253 (Moorlach)**, a real estate limited liability company (LLC) bill supported by C.A.R., passed out of the Senate Business, Professions and Economic Development Committee. Under current law, real estate companies cannot form LLCs. This bill would allow real estate brokers to utilize the business structure of an LLC, coupling the liability insulation of corporate status with the tax advantages of a partnership. C.A.R. supports this measure.

**Join the Public Policy Forum – Wednesday, April 27 3:00 p.m.**

Short Term Rentals: Private Property Rights vs. Community Concerns

The Public Policy Forum will focus its discussion on short term rentals (e.g., Airbnb, VRBO, etc.) in California. An invited panel of Legislators and industry representatives will discuss how state and local governments are attempting to regulate them. For questions related to this forum, please contact Jennifer Svec at (916) 492-5200 or via email at [jennifers@car.org](mailto:jennifers@car.org).

**Next Wednesday, April 27, is Legislative Day!**

Legislative Day is an opportunity for REALTORS® from across California to meet with their state legislators and discuss the issues that affect the real estate industry. Attending Legislative Day is a great investment in your business and provides you with an opportunity to communicate with the state's most dynamic political leaders as well as the leadership of your state association. For more information please visit:

<http://www.car.org/governmentaffairs/getinvolved/legislateday/>

**You are invited to an Exclusive Broker Involvement Tele Town Hall**

**Webinar - Tuesday, June 14, 10:00 – 11:00 a.m.** Tune in as Leslie Appleton Young, C.A.R. VP Chief Economist and Alex Creel, C.A.R. Sr. VP of Government Affairs discuss “Housing Affordability and Inventory – A Political and Economic Perspective”. Space is limited - For more information or to register: [bit.ly/tele-townhall](http://bit.ly/tele-townhall)

**Strategies on Growing Your Firm:** C.A.R. is offering brokers exclusive insights through our Executive Exchange Webinar Series. Please join us Monday, May 2, 2016 at 3:00 p.m. where C.A.R. CEO Joel Singer sits down with REALTrends Founder and President Steve Murray to discuss growth strategies and overall what's working in real estate today and what's not. Space is limited! [Register now!](#)

{<https://attendee.gotowebinar.com/register/6053557353437192964>}

**Timely Information for Your Next Office Meeting:** C.A.R., Government Affairs Field Representatives are available to attend your office meetings and provide a legislative update. For more information, please contact Lynn Movroydis at 916.492.5227 or via email at: [lynnm@car.org](mailto:lynnm@car.org)

**NAR's Broker Involvement Program:** Your participation is also vital on the federal level! To confirm your participation with NAR's Broker Involvement Program, please visit: <http://www.realtoractioncenter.com/realtors/brokers/enrollment.html>

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