

# Legislative Update, February 3, 2026

## Opinion Piece by C.A.R. President Tamara Suminsky

This weekend, the Sacramento Bee published an opinion piece by C.A.R. President Tamara Suminsky. The piece, which is part of C.A.R.'s larger "Homeownership Matters" public affairs campaign, outlines strategies California lawmakers can adopt to increase homeownership opportunities in the state. These include expanding existing statutes to protect all housing development from delays caused by frivolous lawsuits, incentives that encourage institutional investors to transition single-family homes back to owner-occupied housing, and continued funding of programs like the California Dream for All shared-equity program that provides downpayment assistance and other incentives to first-time homebuyers.

The opinion piece was displayed last weekend on the websites of the Sacramento Bee, Fresno Bee, SLO Tribune, Modesto Bee and Merced Sun-Star. It will also appear in this Friday's print edition of the Sacramento Bee.

Read more at:

[Here's how California can expand homeownership opportunities | Sacramento Bee](#)

## It's Not Just a House: "Homeownership Matters" Takes its Message to the "Official Super Bowl Program"

C.A.R.'s "Homeownership Matters" public affairs campaign is going to the Big Game. A campaign ad is appearing in the "Official Super Bowl Program". The ad evokes memories of football, family and homeownership, and it asks readers to provide their own reasons why homeownership is important to them, with a QR code that leads to a short questionnaire on the Homeownership Matters website. The ad appears on page 159 of the program.

Read more:

[Official Super Bowl 60 Game Program](#)

## Legislative Update

### Bills of Others – Support:

**AB 739 (Jackson) Homeowner Association (HOA) Management Fee Transparency** – As introduced, C.A.R. supported AB 739, which would have required HOA managers to obtain and maintain a real estate license. The bill was amended to remove that provision and now seeks to require greater transparency and disclosure from HOA management companies about the fees and charges the HOA management companies are charging the HOA boards

and effectively the HOA members. C.A.R continues to support the bill as such transparency improves the HOA's ability to evaluate the services of the HOA management companies. AB 739 passed out of the Assembly and is now awaiting referral to the appropriate committee in the Senate.

**Position:** Support

**Status:** Referred to the Senate

### **Bills of Others – Oppose:**

**AB 939 Housing Development: density bonuses-** AB 939 would sharply limit homeownership and wealth-building by imposing restrictive resale rules on deed-restricted housing. These changes would disproportionately harm communities already facing barriers to homeownership and eliminate future ownership opportunities created under the Density Bonus law. C.A.R. opposes AB 939 because it undermines existing law that was sponsored by C.A.R. in 2023 to ensure owner occupants have a chance at buying price-controlled homes. If enacted, AB 939 eliminates seller and buyer representation in deed-restricted home sales, favoring developers who lock families into restrictive purchase contracts, ensuring owner occupants can never fully own the home they have paid for and maintained during their term of homeownership. It allows nonprofit entities to control transactions without licensing or fiduciary duties, creating risks of predatory lending and unfair sales practices that would not be allowed in unrestricted housing. Centralizing control in perpetuity of these homes with nonprofit corporations, weaken property rights, deny buyer representation, and effectively turn ownership into long-term leasing with financial windfalls being returned to the holder of the deed restriction upon resale. AB 939 was passed out of the Assembly and is pending referral to a committee in the Senate.

**Position:** Oppose

**Status:** Referred to the Senate

**AB 1406 (Ward) Attached residential condominium sales: liquidated damages-** C.A.R strongly opposes AB 1406, as amended earlier this year, this bill would have more than tripled the statutory cap on liquidated damages in transactions where a buyer is purchasing a newly constructed owner-occupied condominium from a developer. The cap would have increased from 3 to 10 percent of the purchase price. The bill was heard on January 13, 2026, in the Assembly Judiciary Committee, where it passed with very slim margins and has subsequently been amended twice after that. The amendments now decrease the proposed cap from 10 to 6 percent of the purchase price. C.A.R. continues to oppose AB 1406 because it dismantles strong, long-standing consumer protections for buyers, putting their savings — life-changing sums of money — at risk for developers' stated purpose of utilizing the funds to help finance the condominium project. C.A.R.

issued a Red Alert on AB 1406. The bill passed by one vote in the Assembly and is now pending referral in the Senate.

**Position:** Oppose

**Status:** Referred to the Senate