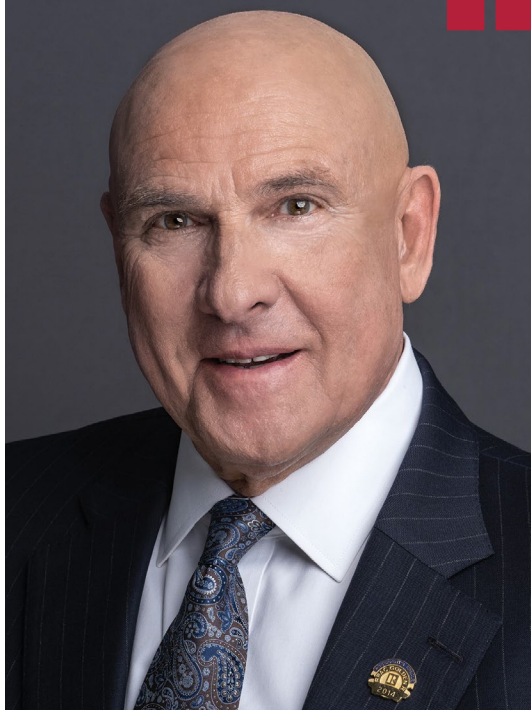


★ SPOTLIGHT ON 2021 ★ LEGISLATIVE SUCCESSES



We know that REALTORS® are stronger together. That's why the REALTOR® Party transcends the political divide to focus on what matters most to all of us.

The REALTOR® Party is shaped by our members' businesses and day-to-day lives – working to the advantage of REALTORS® and consumers. This past year, the CALIFORNIA ASSOCIATION OF REALTORS® government affairs team made strides to improve homeownership opportunities, housing supply, and the real estate practice in California.



OTTO CATRINA

California Association of REALTORS® 2022 President



REALTOR® PARTY
★ of CALIFORNIA ★

CALIFORNIA ASSOCIATION OF REALTORS®

The REALTOR® Party actively supported and shepherded legislation to address some of California's most serious housing supply challenges, expand homeownership opportunities, strengthen private property rights and fair housing.

SB 7 (Atkins)

Expedites the development of urban infill housing.

SB 8 (Skinner)

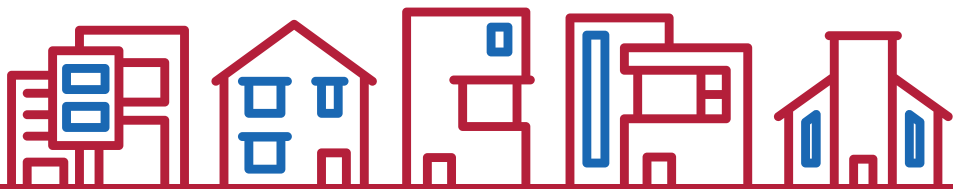
Extends the ability to accelerate the approval of housing projects consistent with local planning, zoning and design.

SB 9 (Atkins)

Expands homeowners' ability to utilize their property to create two units on a property and, for those homeowners who commit to owning and occupying at least one of those units for three years, the power to split lots and build an additional two units.

SB 10 (Wiener)

Empowers local governments to choose to enact laws to streamline certain CEQA planning requirements to construct more development near specified public transit high-density areas.



Advocacy that benefits Homeowners & Neighborhoods

The REALTOR® Party's advocacy resulted in a critical change to SB 9, requiring development on new lot splits only be allowed for individuals who commit to owning and occupying one of the units for three years.

This is intended to help protect community character and commitment.

For more information on SB 9, please [CLICK HERE](#).

The REALTOR® Party successfully advocated to safeguard and expand fair housing opportunities.



AB 491 (Ward and Gonzalez) bans discrimination in mixed-income multi-family structures by providing all residents with the same access to common entrances, areas, and amenities.

AB 571 (Mayes) eliminates duplicative costs when building low- and moderate-income housing units.

SB 263 (Rubio) updates current fair housing training to be more robust and relevant, and requires real estate licensees to take implicit bias training as a part of their continuing education renewal requirements.

AB 948 (Holden) and AB 1466 (McCarty) AB 948 helps prevent appraisals from being affected or influenced by illegal discriminatory factors and AB 1466 makes it easier to remove illegal discriminatory restrictive covenant language from deeds.

The REALTOR® Party is promoting intergenerational wealth opportunities.



AB 633 (Calderon) provides needed legal protections to ensure all parties receive a fair share of an inheritance and best value for the inherited property when there are multiple heirs and no will or trust.

The REALTOR® Party protects your brand and business.

AB 830 (Flora) REALTORS® now can legally use their former surname to conduct business as this new law allows licensees who get married to change their names, but still get the benefit of the goodwill gained with their former surname.



The REALTOR® Party successfully advocated to refine Proposition 19.



Proposition 19 creates new benefits for homeowners who are 55 years of age or older, disabled, or victims of wildfire by removing unfair location and price restrictions and allowing them to transfer the tax base of their home to a new home anywhere in the state.

SB 539 (Hertzberg) provides clarifications to create consistency and certainty for the implementation of Proposition 19.

As your voice, the REALTOR® Party identified and stopped harmful legislation that would have exacerbated the housing crisis.

- **STOPPED: AB 255 (Muratsuchi)**, which would have effectively eliminated a small commercial property owner's ability to evict for nonpayment.
- **STOPPED: AB 854 (Lee)**, which would have forced property owners even if they were losing money, to stay in the rental business for at least five years before using the Ellis Act to go out of business.
- **STOPPED: AB 946 (Lee)**, which would have created housing instability by eliminating the state tax deduction for mortgage interest on second homes.
- **STOPPED: AB 1188 (Wicks)**, which would have created unnecessary and burdensome rental registries throughout the state.
- **STOPPED: AB 1199 (Gipson)**, which would have imposed an annual excise tax on rental housing providers.
- **STOPPED: AB 1395 (Muratsuchi)**, which would have effectively shut down building, manufacturing, and transportation by revising the state's climate goal mandate to reduce emissions to below 90% of 1990 levels by 2045.
- **STOPPED: SB 12 (McGuire)**, which would have significantly stifled any new housing production in the wildland urban interface.

NEW C.A.R. PODCAST

Unlocking California Politics Podcast features policy and political experts and legislators discussing the state of homeownership, impactful housing legislation, and how elections can impact housing policy.

[CLICK HERE](#)

[to catch up with the discussion and subscribe now at \[car.org/advocacy/podcast\]\(https://car.org/advocacy/podcast\) or on iTunes, Spotify, and YouTube.](#)

LOOKING TOWARDS 2022

With the success of 2021, the REALTOR® Party stands stronger and more unified than ever – poised to wield the power of REALTORS® to advance policies in 2022 that benefit our communities, clients and businesses. [For a comprehensive list of 2021 legislation, please CLICK HERE.](#)