
2021-2022 STATE CANDIDATE QUESTIONNAIRE

Use this form to interview candidates for: State Assembly or State Senate

Date	District Number	Campaign ID#	
Candidate Name	Office Sought	Treasurer Name	
Treasurer Address		City	Zip

1. REAL ESTATE TRANSACTION DISPUTES

Because of the complexity, significant investment and strong emotions involved in real estate transactions, it is not uncommon for disputes to arise.

- a. What role does a REALTOR® play in a transaction? Why?

- b. Should it be the REALTOR®'s job to ensure that the transaction is fair for all the parties concerned?

- c. Who should hold the various participants in the transaction accountable? (choose all that apply)

- Government regulators like the Bureau of Real Estate.
- Prosecutors and the courts.
- REALTOR® Associations.
- Private attorneys.
- Other. Please describe: _____

Why?

- d. The Bureau of Real Estate administers a fund for victims of licensee misconduct that is funded by a portion of license fees. Should licensees also be required to provide additional protections like a bond or errors and omissions (malpractice) insurance?



2. HOUSING

California faces a crisis in the availability and affordability of housing and policy makers must respond to the crisis.

a. Is it appropriate to regulate the resale price of privately owned housing? (choose all that apply)

- No, never.
- When the housing is government owned.
- When public funds have subsidized construction of the housing.
- When local government agencies recognize that the private market is not meeting the demand for affordable home ownership.
- Only if such regulation is approved by the voters.
- Other. Please describe:

b. Is it appropriate to regulate the price of rental housing? If so, when? (choose all that apply)

- No, never.
- When the housing is government owned.
- When public funds have subsidized the purchase of or construction of the unit.
- When local government recognizes that the private market is not meeting the need for affordable housing.
- Only, if the regulation is approved by voters.
- Other. Please describe:

c. Under what conditions should an owner be able to evict a tenant in order to occupy his or her own rental property? (choose all that apply)

- With government approval.
- In cases of financial hardship to the owner.
- When a property is being taken off the rental market.
- When elderly or disabled tenants are not put at risk.
- To prevent financial hardship to the tenant.
- At the option of the owner.
- Other. (please describe)

d. Does government action affect the supply or affordability of housing? What has helped, or hurt?

e. What can, or does, government do to enhance the supply of housing?



3. REAL ESTATE RELATED MANDATES

Policy makers often want property owners to make improvements or retrofits (for example, resource conservation or occupant safety) to their real property, sometimes as a pre-condition to sale.

a. Is there any change that is so important that it should be required at the time a property changes ownership?

b. If a change or improvement is required, who should be responsible for making that change? (choose all that apply)

- | | |
|---|--|
| <input type="checkbox"/> The City. | <input type="checkbox"/> Property Owner. |
| <input type="checkbox"/> The County | <input type="checkbox"/> Real Estate Agent. |
| <input type="checkbox"/> The State. | <input type="checkbox"/> Escrow Agent. |
| <input type="checkbox"/> Federal Government. | <input type="checkbox"/> Building Inspector. |
| <input type="checkbox"/> Regional Government. | <input type="checkbox"/> Lender. |
| <input type="checkbox"/> Buyer. | <input type="checkbox"/> Fire Department. |
| <input type="checkbox"/> Seller. | <input type="checkbox"/> Utilities. |
| <input type="checkbox"/> Renter. | <input type="checkbox"/> Other. Please describe: _____ |

c. Who should be responsible for ensuring that the public knows about it? (choose all that apply)

- | | |
|---|--|
| <input type="checkbox"/> The City. | <input type="checkbox"/> Property Owner. |
| <input type="checkbox"/> The County | <input type="checkbox"/> Real Estate Agent. |
| <input type="checkbox"/> The State. | <input type="checkbox"/> Escrow Agent. |
| <input type="checkbox"/> Federal Government. | <input type="checkbox"/> Building Inspector. |
| <input type="checkbox"/> Regional Government. | <input type="checkbox"/> Lender. |
| <input type="checkbox"/> Buyer. | <input type="checkbox"/> Fire Department. |
| <input type="checkbox"/> Seller. | <input type="checkbox"/> Utilities. |
| <input type="checkbox"/> Renter. | <input type="checkbox"/> Other. Please describe: _____ |

d. When is an appropriate time to require retrofits to existing housing stock? (choose all that apply)

- When the property sells.
- When a building permit is required.
- During renovation.
- In connection with rebates or government financing to fund the change.
- All similar properties should be subject to the same requirements.
- Never.
- Other. Please describe:



4. GOVERNMENT FINANCE / TAXES

- a. Are the current systems for raising revenue to pay for government services fair to all taxpayers? (Choose all that apply)
- Everyone is paying their fair share.
 - The wealthy should pay more.
 - Proposition 13 should be reformed to eliminate the “side-by-side” disparities that occur between old and new homeowners.
 - The mortgage interest deduction should not allow a deduction for vacation homes.
 - The mortgage interest deduction should only be provided to low- and moderate-income homeowners.
 - Other. Please describe: _____
- b. Do taxes provide sufficient revenues to fund government services? (choose all that apply)
- Government receives more than it needs – rebates should be made to taxpayers.
 - Government is spending more than is needed – programs should be cut.
 - Government receives the right amount to fund governmental services.
 - Government isn't receiving the money it needs to provide essential services – tax increases are needed.
 - Other. Please describe: _____
- c. Do taxes encourage or discourage property ownership? (choose all that apply)
- Taxes pay for schools, hospitals, etc. which improves communities, thus encouraging home ownership.
 - Taxes are too high and keep people from being able to afford a home.
 - Proposition 13 – by rewarding long-time homeowners – encourages home ownership.
 - The mortgage interest deduction encourages homeownership.
 - Other. Please describe: _____
- d. Do the current tax laws promote strong, fiscally stable communities?
- e. Does the current tax system provide for appropriate allocation and control of existing revenues? (choose all that apply)
- The two-thirds vote requirement for all tax increases provides a needed control on tax revenue.
 - Initiatives are approved by a simple majority which is an insufficient control; any tax increase should require a two-thirds vote.
 - The two-thirds vote requirement for taxes allows the minority to control spending.
 - Proposition 98 provides needed protections for education funding.
 - Other. Please describe: _____



f. How does the current tax system enhance or stifle development? (choose all that apply)

- The redevelopment system provides needed revenue for development.
- The redevelopment system allows city council to designate areas that are not blighted for redevelopment.
- The tax break provided by Proposition 13 to commercial buildings enhances opportunities for development.
- The redevelopment system doesn't work and should be eliminated.
- Other. Please describe: _____

g. What changes, if any, should be made to the current tax and revenue structure?

5. Who's your go-to REALTOR®?

Please tell us the name of the local REALTOR® you communicate with most frequently.

Candidate Signature

Date

Please forward responses to:

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