

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 continue to send a clear united message to legislators on critical issues that directly affect your business.

Wednesday, May 1st, 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 information please <https://www.car.org/difference/getinvolved/legislativeday>

C.A.R. Legislation of Interest:

AB 724 (Wicks), a rental registry bill opposed by C.A.R., will be amended to address C.A.R.'s concerns. Current law allows a local government to establish a rental registry within its jurisdiction. AB 724 establishes a new statewide rental registry that would have required ALL residential rental property owners to annually register their units with the Department of Housing and Community Development by providing and continually updating a multitude of information. C.A.R. has secured amendments to exempt small landlords who own or operate rental properties with 15 units or less from the provisions of the bill. C.A.R. will move to a neutral position on AB 724 once the amendments are in print.

AB 1551 (Daly), C.A.R.'s Property Assessed Clean Energy (PACE) disclosure bill, passed out of the Assembly Local Government Committee. In recent years, the Legislature has sought to enhance consumer protections for PACE programs. However, there is still need for more clear and straightforward disclosures of the key terms of PACE and the consequences of such financing to consumers. This bill will further enhance disclosures for PACE program assessments.

SB 50 (Wiener), C.A.R.'s housing development bill, passed out of the Senate Housing Committee. Existing law requires local governments to adopt ordinances which comply with implementation of housing development projects and to provide the developer with a density bonus and other incentives or concessions to produce lower income housing units. C.A.R. is co-sponsoring SB 50 which seeks to authorize the implementation of transit-rich housing project bonuses for new urban developments, similar to the Los Angeles City ordinance that was enacted in 2016. SB 50 also alleviates many of the concerns expressed by opposition in 2018 to a similar measure.

SB 621 (Glazer), a CEQA housing streamlining bill, passed out of the Senate Environmental Quality Committee. Currently, major projects such as sports stadiums and major corporate campuses are afforded an expedited review process, SB 621 seeks to provide qualifying housing developments the same streamlined process which includes a 270-day time line for CEQA challenges. This measure also seeks to add funding to the courts that will be reviewing expedited permits for housing developments to assist the courts to meet the new timeframe and uphold the urgent need for housing.

Rebuilding California's Disaster-Stricken Communities: How does this impact the insurance landscape? Join the Public Policy Forum on Wednesday, May 1 at 3:00 p.m. at the Sacramento Convention Center Rooms 311/312/313, for a moderated panel discussion on the impacts if any, of obtaining affordable homeowner's insurance in areas recently impacted by natural disasters. The Forum will address issues that arise when seeking options to securing affordable homeowner's insurance and what barriers homeowners face as they rebuild their communities. For more information, contact Vanessa Lucero at (916) 492-5200 or vanessal@car.org.

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: lynnm@car.org

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