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## Government affairs update for the week of October 27, 2024

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### New Real Estate Laws for 2025

Many new state laws that impact real estate will go into effect during 2025. The California Association of REALTORS® (C.A.R.) has prepared a [summary of these laws](#) that include:

- Balcony inspections
- Buyer representation agreements
- Gas-powered appliances
- Fair Housing
- Tenant application screening fees and security deposits
- Swimming pool and spa safety

C.A.R. just released a [quick guide](#) specifically about three new laws related to buyer representation agreements.

C.A.R. is hosting a [webinar on Nov 12](#) at 1:30pm to discuss new laws that cover disclosures, buyer-broker representation, licensing, and landlord/tenant issues and more.

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### City of Alameda Business License Enforcement

The City of Alameda has hired a firm to enforce its business license requirements.

Per state law, sales agents may be exempt from local business license rules.

Bay East is working with the City of Alameda to resolve this issue. If you received an email from the City of Alameda regarding a business license, please contact [David Stark](#).

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### Unincorporated County Rental Housing Rules Update

A rental housing dispute resolution ordinance is definitely coming to the unincorporated Alameda County communities. A just-cause for eviction ordinance is still a maybe.

The Alameda County Board of Supervisors approved the dispute resolution ordinance during their October 22 meeting and delayed taking action on the just-cause ordinance until their Nov 12 meeting.

The just-cause for eviction ordinance will apply to single-family homes if the rental housing provider owns five or more rental units in the unincorporated areas of Alameda County. The proposed ordinance would require:

- 90-days of notification of a no-fault eviction for households with a school aged, elderly, disabled, or lower-income member.
- Rental housing providers must provide a tenant two months of relocation assistance for a no-fault eviction.

If approved by the Board of Supervisors, the ordinance will apply to rental housing providers and tenants in Castro Valley, San Lorenzo, Ashland, Cherryland, and the other unincorporated areas of the County.

Please contact [David Stark](#) if the just-cause ordinance will negatively impact you or your clients ability to continue as a rental housing provider.

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### Bay East Voter Guide

The Bay East Association of REALTORS® 2024 Primary Election [voter guide](#) is one click away.

The voter guide presents the city council and mayor candidates that Bay East endorses and the ballot measures that Bay East and C.A.R. support and oppose.

Please contact [David Stark](#) if you have any questions about the candidate endorsement process.

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If you have any questions about Bay East advocacy activities or any government-related real estate issues you want Bay East to research, contact [David Stark](#), Bay East Chief Public Affairs and Communications Officer.

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