



Government affairs update for the week of April 20, 2025

Bad Bills Brewing in Sacramento

The California Legislature is considering more statewide rental housing rules.

According to the California Association of REALTORS® (C.A.R.), AB 1157 (Katra), would eliminate the exemption single-family homes which are used as rental properties have from statewide rent rules.

The Tenant Protection Act of 2019 - otherwise known as AB 1482 - limits rent increases to five percent plus inflation, or up to 10 percent, whichever is lower. It also only allows housing providers to evict tenants for specific "just cause" reasons. It will sunset in 2030. Currently, most single-family homes and condominiums are exempt from those rules.

C.A.R. says AB 1157 would remove the single-family home and condominium exemption and could lower the maximum rent increase to two percent plus the percentage change in the cost of living.

C.A.R. is [actively opposing](#) AB 1157 and other legislation that would harm homeowners, buyers, sellers and housing providers.

Learn How Local Government Works

REALTORS® can earn a professional certificate while learning how local government works and how to get involved.

The California Association of REALTORS® Center for California Real Estate, in partnership with Pepperdine University's Davenport Institute for Public Engagement and Civic Leadership, is offering [Local Government & Community: Partnering for Success](#), a six-week online course that covers the mechanics of local government, how policies and regulations are created, how it's funded and the important role REALTORS® can play.

The course is free to REALTORS®.

The next series begins May 6 at from 2 to 4:30 p.m. and continues every Wednesday afternoon through June 10. Participants who attend each course and complete some additional work are entitled to receive a certificate.

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.
