



Government affairs update for the week of September 28, 2025

Federal Government Shutdown Update

It appears the Federal government shut down that started at midnight, Sept 30 will continue and will continue to impact real estate transactions and home ownership. On Thursday, Oct 2, the National Association of REALTORS (NAR), released an [update on the shutdown](#) including a summary of their advocacy efforts to reopen the Federal government with special emphasis on the National Flood Insurance Program.

Bay Area Gas Water Heater and Furnace Ban

Starting Jan 1, 2027, the Bay Area Air District is banning the sale and installation of gas water heaters in Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. A similar ban on the sale and installation of gas furnaces will begin Jan 1, 2029.

This ban is not a time-of-sale requirement. Gas water heaters and furnaces will not be required to be changed when a home is sold. The ban does not include gas cook-tops or ovens.

The Bay East Association of REALTORS is concerned with the availability of electricity to power non-gas water heaters and furnaces and with the cost and complexity of installing these appliances. Bay East is working with Air District officials to repeal or significantly modify the ban.

If you have questions about the ban or want to help with advocacy efforts related to the ban, please contact [David Stark](#).

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.
