



Government affairs update for the week of October 19, 2025

Bay Area Gas Water Heater and Furnace Ban

The Bay Area Air District (BAAD) may be reconsidering its ban on the sale and installation of gas water heaters.

The [gas water heater ban](#) is currently set to begin Jan 1, 2027. However, in response to questions and concerns from the general public and stakeholders, including Bay East, BAAD staff are considering limited exemptions.

According to information released on Oct. 24, BAAD may allow low-income households and businesses that require high hot water demand to purchase and install gas water heaters after the ban begins. They also may allow licensed contractors to provide "loaner" gas water heaters to homeowners in the event of an emergency. BAAD also is considering electrical infrastructure constraints - such as knob-and-tube wiring and electrical panel capacity - as grounds for an exemption from the ban.

Bay East staff is working directly with BAAD staff and leadership to ensure they understand the impact of this ban on homeowners.

If you or your clients have questions or concerns about the gas water heater ban, please email [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.
