



Government Affairs Action for the week of April 19, 2020

by David Stark, Public Affairs Director, Bay East Association of REALTORS®

Help Stop Unconstitutional Rent Law

Sacramento lawmakers are considering a bill to force rental property owners to cut rents by 25 percent.

The California Association of REALTORS® (C.A.R.) has issued a Red Alert opposing AB 828 (Ting) because it is both unconstitutional and provides no financial protection for mom-and-pop property owners who still must pay their mortgages and repair and maintain their properties.

Say NO to AB 828 [here](#).

More Funding for Federal Relief Programs

On Friday, April 24, President Trump approved more funding for small business relief programs.

According to C.A.R., the Paycheck Protection Program (PPP) received \$310 billion, the Economic Injury Disaster Loan (EIDL) program received \$60 billion.

More information [here](#).

Bay East Advocates for Greater Access to Properties

Earlier this month, Bay East successfully lobbied to expand the definition of an essential real estate professional to include home inspectors, appraisers and photographers. However, government officials were adamant they do not consider stagers, painters and landscapers to be providing essential real estate services during the COVID-19 Pandemic. Given the high number COVID-19 cases in Alameda and Contra Costa counties, health officials have been less flexible than other counties regarding real estate activities.

Bay East continues to advocate for its members on this issue. Bay East, in partnership with Bridge REALTORS® and the Contra Costa Association of REALTORS®, are working with health officials in the East Bay both to ease the Shelter In Place restrictions on real estate transactions while simultaneously requiring social distancing and CDC best practices.

The current advocacy efforts focus on enabling buyers who have entered into a purchase contract on a property to be allowed to enter the home, even if it is occupied by a home owner, as long as the buyers and their agent follow strict COVID-19 health and safety protocols. Bay East is also working to add commercial properties to the list of essential real estate activities, following the same strict COVID-19 protocols.

For more information about Bay East advocacy efforts, please contact [David Stark](#).

City of Alameda Freezes Rents

On Tuesday, April 21, the Alameda City Council adopted an emergency ordinance freezing the current rent for all rent-controlled units until January 1, 2021.

According to the City of Alameda, some rental units, including most single family homes may be exempt from the rent increase freeze.

More information [here](#).

If you have any questions or any government-related real estate issues you want Bay East to research, please contact Bay East [staff](#).

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