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**Government affairs action for the week of January 23, 2022**

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**Good luck selling your rental. . .**

A bill making its way through the state capitol could make it difficult to sell a tenant-occupied property in California cities with rent control ordinances. The California Association of REALTORS® (C.A.R.), says AB 854 (Lee) forces rental property owners to keep their homes in the rental market for at least five years before selling.

This bill takes direct aim at the Ellis Act: legislation from 1985 that, according to C.A.R., prohibits local governments from forcing property owners to continue operating their private properties as rental businesses in rent control jurisdictions.

The Ellis Act allows rental housing providers to leave the rental market if they choose to sell their property. If AB 854 passes, it would limit the ability of rental housing owners to sell.

C.A.R. reported that the State Assembly may be taking action on AB 854 this week. They have mobilized REALTORS® in some Assembly Districts to contact their legislators. None of the Assembly members who represent the Bay East communities are part of this mobilization so far.

C.A.R.'s [Weekly Update of State Legislation](#) has more information about the status of this bill and other pending laws that impact home ownership and real estate transactions. (Login required)

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**2022 Virtual Legislative Day**

Take your virtual REALTOR® voice to Sacramento on March 2. [Register](#) today for the Legislative Briefing and other events. Details about virtual legislator office visits coming soon.

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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, please contact [David Stark](#), Bay East Chief Public Affairs and Communications Officer.

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