



Government affairs update for the week of December 7, 2025

City of Alameda Gas Shut-Off Valve Requirement

Increasing the Federal Capital Gains tax exclusion took a step forward this week.

Starting Jan 1, 2026, the City of Alameda is requiring the installation of gas shut-off valves within 90 days of the close of escrow.

Bay East worked with City officials to allow valve installation to be completed after the close of escrow.

A revised City of Alameda Purchase Agreement Addendum is now available for Bay East REALTOR® members on the Bay East [website](#). You'll need to log in and then click on "Bay East REALTORS Resources" then click on the "Disclosures and Disclaimers" folder and finally click on the "Alameda County" folder.

The document should be available on ZipForms soon.

If you have questions about the gas shut-off valve requirement please contact [David Stark](#).

San Leandro Rent Control Ordinance \$2 Million Price Tag

The San Leandro City Council will discuss next steps for their proposed Rent Stabilization (rent control) ordinance on Monday, December 15, 2025, at 7pm.

The Council is expected to give direction on how the [program would work](#), including enforcement, staffing, and costs. City estimates show the program could require 5 to more than 10 new City staff positions and up to \$2 million in start-up costs.

This meeting is an opportunity for San Leandro rental housing providers and residents to share concerns about allocation of City resources and the impact rent control will have on rental housing supply.

How to Attend:

- In person: San Leandro City Hall, 835 E. 14th Street, City Council Chambers
- Remotely: [Zoom link](#) and [meeting agenda](#)

If you have questions about the proposed ordinance or want to participate in the December 15 meeting please contact [David Stark](#).

Gas Water Heater Ban - Share Your Thoughts

Starting Jan 1, 2027, the Bay Area Air District is banning the sale and installation of gas water heaters.

Bay East has asked Air District staff and leaders to delay or repeal the ban and for the Air District to focus instead on education and incentives to help homeowners who want to voluntarily install electric water heaters. While some exemptions are being considered, the ban is still set to take effect Jan 1, 2027.

The Common Sense Coalition has a [launched a campaign](#) for Bay Area residents to share their thoughts and concerns about the water heater ban.

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.



Located at 7021 Koll Center Pkwy, Pleasanton, CA, 94566 - 925.730.4060

[Unsubscribe](#) | [Manage Preferences](#)