



Government affairs update for the week of January 4, 2026

City of Alameda Gas Shut-Off Valve Requirement

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.

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.

Rent Control in San Leandro - Still Time to Stop It

The San Leandro City Council will vote on a Rent Stabilization (rent control) ordinance on during their Monday, Jan 12 meeting.

The Ordinance will limit rent increases to the lesser of 3% or 65% of the Consumer Price Increase. It will also limit the amount of capital improvement costs that can be passed on to tenants.

City estimates show the program could require hiring five to 10 new city employees and up to \$2 million in start-up costs. The City of San Leandro currently has a \$15 million deficit.

Bay East has launched a [call for action](#) to stop this ordinance before it hurts housing providers, tenants and the community in general.

Please respond to the [call for action](#) and share your perspective on this ordinance during the Jan. 12 meeting at 7pm at San Leandro City Hall, 835 E. 14th St.

If you have questions about the proposed ordinance or want to participate in the Jan 12 meeting, please contact [David Stark](#).

Help Stop (Even Stricter) Statewide Rent Control

State lawmakers are considering a new super-strict rent control law.

According to the California Association of REALTORS® (C.A.R.), AB 1157 will establish a 2% to 5% rent cap that would apply to all rental units including single family homes and condominiums.

C.A.R. has launched a targeted [Red Alert](#) to stop AB 1157. Please respond today!

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.



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