



Government affairs update for the week of January 11, 2026

Rent Control Updates

It was a busy week for rent control both statewide and locally.

On Monday, Jan 12, the San Leandro City Council took the first step to approve a Rent Stabilization (rent control) ordinance. 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.

The final vote will be Monday, Feb 2. Bay East will continue to oppose the ordinance.

On Tuesday, Jan 13, the Assembly Judiciary Committee [rejected AB 1157](#). According to the California Association of REALTORS®, the bill would have established permanent statewide rent control for almost all rental housing including single-family homes.

Meanwhile, In Washington DC. . .

The latest episode of the National Association of REALTORS® (NAR) [Advocacy Scoop podcast](#) digs into what's on the NAR radar during 2026.

Hosts Shannon McGahn and Patrick Newton share NAR's advocacy priorities for the year including including expanding the supply of housing, closing equity gaps, and protecting access to buyer representation.

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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