



## Government affairs update for the week of April 19, 2026

### Gas Water Heater Ban Update

The Bay Area Air District (BAAD) may be changing its mind about gas water heaters.

Currently, [a ban](#) on the sale and installation of gas water heaters will go into effect January 1, 2027. Bay East and [other organizations](#) have worked with BAAD leadership and staff about the unintended consequences of this ban and alternatives including voluntary incentive programs.

BAAD officials are getting the message. During their May 6 meeting, the BAAD Board will consider [exemptions to the ban](#) for water heaters that hold 35 gallons or less, there are space and electrical system constraints and low-income households. Bay East will be urging BAAD Board members to also delay implementation or completely overturn the ban. We are also recommending the Air District provide information and incentives to homeowners who want to voluntarily switch to a non-gas water heater.

For more information about the ban, Bay East advocacy efforts, or if you want to testify at the May 6 BAAD Board meeting, please contact [David Stark](#).

***How this helps your business:*** Information about this ban could be a disclosure issue in real estate transactions. For rental housing providers, installing a non-gas water heater could be expensive, time-consuming and complicated. Delaying or overturning this ban eliminate those expenses.

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### Oro Loma Sanitary District Sewer Lateral Ordinance Update

The Oro Loma Sanitary District wants to mandate [a sewer lateral inspecton](#) and, if needed, repair or replacement when a home is sold.

OLSD serves San Lorenzo and parts of San Leandro and Hayward.

Bay East opposes the ordinance is actively working with OLSD to help them understand the costs and time associated with sewer lateral projects.

The OLSD Board of Directors will vote on the ordinance during their May 26 meeting. Bay East will be mobilizing its members to contact the Board prior to the meeting.

***How this helps your business:*** Time-of-sale requirements, particularly those that could require construction, can add cost and complexity to a real estate transaction and potential liability for real estate professionals. Stopping this ordinance will benefit all parties involved in transacitons in the communities served by the OLSD.

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



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