



## Government affairs update for the week of April 26, 2026

### Help Repeal Gas Water Heater Ban

You can help repeal the Bay Area Air District (BAAD) is [ban](#) on the sale and installation of gas water heaters.

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.

Please respond to the Bay East [call-for-action](#) urging BAAD Board members to overturn the ban and instead provide information and incentives to homeowners who want to voluntarily switch to a non-gas water heater.

You can also participate in the May 6 BAAD Board meeting in-person. The meeting begins at 11 am and will be held at 375 Beale Street, Suite 600, in San Francisco.

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. Overturning this ban eliminate those expenses.

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### Bay East Goes to Sacramento

Bay East members took the [REALTOR® Party](#) voice directly to our State elected leaders this week.

On Wednesday, April 29, more than 75 Bay East REALTORS® and Platinum Affiliates joined more than 2,000 other real estate professionals participating in the California Association of REALTORS®(C.A.R.) 2026 Legislative Day.

The event started with a briefing in the Sacramento Convention Center that included presentations by Senate President pro Tem Monique Limon and Assemblymember Juan Alanis. The Bay East participants also participated in a panel discussion with two C.A.R. economists about international, national, and regional issues impacting housing and home ownership.

Small teams of Bay East members met with Senators Tim Grayson and Jerry McNerney Assembly members Alex Lee and Elizabeth Ortega and staff from the office of Assembly member Rebecca Bauer-Kahan.

Hot issues included asking our legislators to support SB 1238 (Wahab) that will bring more transparency to how HOA management companies operate. We also asked them to include funding for the California Dream for All downpayment assistance program in the 2027 State budget and to endorse the California Middle-Class Homeownership and Family Home Construction Act of 2026 which will appear on the November 2026 ballot. The Bay East teams also asked our elected officials to oppose AB 1406 (Ward) which could result in buyers of new condos losing important consumer protections related to their purchase deposit.

Special thanks to all Bay East members who made the trip to Sacramento to participate in these face-to-face meetings.

**How this helps your business:** Each of the hot issues directly impacts the supply of housing, homebuyers, and the homeowner experience. REALTOR advocacy related to this legislation ultimately helps clients who are either purchasing a home or who are current homeowners.

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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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