



Government affairs update for the week of May 31, 2026

Fremont Considers Becoming a Charter City

The Fremont City Council is considering asking voters whether Fremont should become a charter city.

Fremont is currently a general law city, meaning its local authority is largely governed by state law. Charter cities have more local control over “municipal affairs,” including governance structure, some election and administrative rules, and certain local taxing powers. Only Fremont voters can make a decision regarding becoming a charter city.

During their June 2 meeting, City Council directed City staff to explore placing the charter city issue on the November 2026 ballot. The Council’s interest in this issue is related to concerns about City hiring practices and the broader powers Fremont could receive as a charter city. Several Councilmembers mentioned they are not interested in pursuing a real estate transfer tax at this time - a possibility that becoming a charter city would create.

Bay East is concerned about the charter city proposal in the short and long term. In the short term, the estimated \$610,000 to \$855,000 cost to place this issue on the ballot, could instead support public safety, infrastructure, or other community priorities.

In the long term, Bay East is concerned the proposed charter could create a legal framework for a future real estate transfer tax, which would increase the cost of buying and selling homes and make homeownership less affordable. The draft charter does not include language specifically prohibiting a transfer tax.

How this impacts your business: For REALTORS®, this issue could directly affect housing affordability, buyer and seller activity, and overall transaction volume. Real estate transfer taxes increase the cost of moving, which may discourage some homeowners from selling and make it more difficult for first-time buyers to enter the market. Fewer home sales can reduce opportunities for REALTORS® and limit housing mobility for the clients they serve.

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](#)