



Government affairs update for the week of June 28, 2026

Advocacy Preview - Business License Tax and Charter City Proposals

A radically different business license tax system in San Leandro and the possibility of Fremont becoming a "charter" city will be part of an advocacy double-header next week.

San Leandro Business License Tax Next Steps

On July 6, the San Leandro City Council will consider placing its business license tax proposal, which could shift the city toward a gross receipts-based tax structure, on the Nov. 3 ballot.

Bay East is reviewing how the proposal could impact REALTORS®, brokers and rental housing providers. While some small rental housing providers may see modest business license tax reductions, those savings could be outweighed by the city's recently approved rent stabilization and rental registry costs.

How this impacts your business: A "gross receipts" tax structure can increase operating costs and affect brokerage and rental housing business models.

Fremont City Charter Proposal Returns

On July 7, the Fremont City Council will hold a second public hearing about asking voters to allow Fremont to become a charter city and create a new local taxing authority.

Bay East remains concerned that charter city status gives Fremont the ability to propose a real estate transfer tax in the future, adding costs to home sales and making housing affordability even more challenging.

How this impacts your business: Real estate transfer taxes increase transaction costs for buyers and sellers, can discourage homeowners from moving and may reduce housing inventory and transaction opportunities.

250 Years of Housing Policy in one Podcast

Recorded live during the REALTORS® Legislative Meetings in Washington D.C., the latest episode of the National Association of REALTORS® (NAR) [Advocacy Scoop podcast](#) digs into 250 years of housing policy.

Hosts Shannon McGahn and Patrick Newton share how both advocates and policy makers have created homeownership opportunities. They also highlight how NAR is working to ensure the future of homeownership.

How this impacts your business: NAR's advocacy work on federal housing policies, such as purchase financing regulations, can impact almost every real estate transaction in positive ways and make homeownership possible for thousands of buyers each year.

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

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