



Government affairs update for the week of July 5, 2026

Advocacy Review - Business License Tax and Charter City Proposals

Three East Bay cities considered major proposals this week that could directly impact real estate professionals, and Bay East advocacy helped shape the conversation.

On July 6, the San Leandro City Council voted 4-1 to stop moving forward with placing its Business License Tax Modernization proposal on the November 2026 ballot. Bay East had raised concerns about the proposal's impact on REALTORS® and rental housing providers.

In Fremont, the city council chambers were full on July 7 with residents and stakeholders, including Bay East, concerned about the charter city proposal which could, among other things, give the city authority to place a new real estate transfer tax before voters. Following public testimony, the council indicated it may reconsider the proposal. A final decision on whether to place the measure on the November 2026 ballot will be made during a special meeting on July 28.

The Newark City Council also continued refining its Business License Tax Modernization proposal on July 9. City staff clarified that for real estate professionals, the proposed business license tax would be based on a flat fee plus a percentage of gross receipts earned only from real estate transactions conducted within the City of Newark. The council is expected to decide whether to place the measure on the November 2026 ballot during its July 23 meeting.

How this impacts your business: The San Leandro vote removes, at least for now, a proposed gross receipts business license tax that raised concerns about increasing costs for REALTORS® and rental housing providers. In Fremont, the council may be ready to reject a proposal that could ultimately lead to a new real estate transfer tax, increasing the cost of buying and selling homes. In Newark, staff's clarification that the proposed gross receipts tax would apply only to commissions earned from transactions within the city addresses one of Bay East's key concerns and provides greater certainty as the proposal continues to evolve.

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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