



Government affairs update for the week of July 12, 2026

Advocacy Review - Business License Tax and Charter City Proposals

Almost two years of advocacy by the National Association of REALTORS® (NAR) resulted in the passage of one of the most significant federal housing laws in decades.

On July 11, the [21st Century ROAD to Housing Act](#) became law and introduced almost 50 measures to increase housing supply and improve affordability. It helps reduce zoning and land-use barriers, streamline permitting and federal environmental reviews, preserve and repair older homes, convert vacant buildings into housing and expand financing for affordable and manufactured housing.

The law also supports small-dollar mortgages, strengthens rural and veterans' housing programs and provides communities with additional planning and infrastructure resources to support new housing opportunities.

NAR worked with lawmakers for 21 months through congressional testimony, research and REALTOR® grassroots advocacy to help move the legislation forward.

How this impacts your business: This law addresses the biggest challenges facing today's real estate market. By increasing housing supply, and expanding financing options, it can create more inventory, assist buyers, and create more transaction opportunities for REALTORS®.

Fremont Residents - Join Grassroots Effort to Stop Charter City

A grassroots effort to keep the Fremont charter city measure off the November ballot is gaining traction.

[Fremont United](#) is a network of Fremont residents opposed to the "fast-tracked" effort to become a charter city. The proposed charter could expand the City's authority to pursue new local taxes, including a real estate transfer tax.

Bay East continues to oppose the proposal because of its potential impact on housing affordability and the cost of buying and selling homes.

Fremont residents can support the effort by signing [an online petition](#) and attending the special City Council meeting on Tuesday, July 28, at 7:00pm. p.m. at Fremont City Hall, 3300 Capitol Avenue.

How this impacts your business: Supporting the Fremont United campaign can help protect homebuyers, sellers and property owners from additional transaction costs while preserving housing affordability and supporting a healthy real estate market.

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](#)