



Government affairs update for the week of August 2, 2026

Oro Loma Sewer Lateral Ordinance Addendum

The Oro Loma Sanitary District Private Sewer Lateral Ordinance Addendum is now available to Bay East REALTOR® members on [ZipForms](#) (login required).

Bay East members also can download the addendum by visiting www.bayeast.org, selecting **MLS & Tools**, then **Disclosures & Disclaimers**, and finally, **Resource Library**, where the document is available for download.

Before listing or selling a property, REALTORS® can use the district's interactive [Service Area Map](#) to determine whether a property is located within the OLSD service area and subject to the ordinance. The district also has launched an online [Private Sewer Lateral Inspection Program](#) portal with more information.

How this impacts your business: The Bay East addendum provides REALTORS® with a consistent framework for addressing the ordinance in purchase agreements.

New Housing Law Could Bring Changes to Local Markets

Less than a month after the 21st Century ROAD to Housing Act became law, the National Association of REALTORS® (NAR) is highlighting a long list of changes that could eventually affect local housing markets.

According to NAR , [the Act](#) encourages communities to build more housing by reducing development barriers through zoning and permitting reforms, preapproved housing designs, commercial-to-residential conversions and infrastructure investments. It also gives communities more flexibility to use federal housing funds for new construction and homeownership programs and streamlines environmental reviews for some federally funded housing projects.

Beginning Jan. 7, 2027, the law also restrict additional single-family home purchases by certain large institutional investors.

If Congress approves funding, new competitive grant programs could help communities update zoning, speed up permitting, improve inspections, repair existing homes, preserve manufactured-housing communities and convert vacant commercial buildings into housing.

How this impacts your business: The 21st Century ROAD to Housing Act could ultimately affect where and how quickly housing gets built, the types of homes available and the amount of inventory in local markets, which could lead to more transactions for REALTORS®.

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.

