BAYEAST

GOVERNMENT AFFAIRS / Weekly Report



Government affairs update for the week of Nov 1, 2026

Water Heater Ban Delayed Until 2028

In response to advocacy by Bay East and other local Bay Area REALTOR® associations, on Nov 4, the Bay Area Air District Board of Directors approved delaying the ban on the sale and installation of gas water heaters from Jan 1, 2027, to Jan 1, 2028.

The delay creates an opportunity for Bay East and other stakeholders to continue advocating for a full repeal of the requirements.

The Air District Board also established exemptions for low-income property owners and properties with significant electrical or space limitations.

Bay East supports voluntary energy efficiency programs. Bay East encouraged the Air District to repeal the water heater restrictions and instead develop incentive and technical assistance programs to help property owners voluntarily transition to non-gas water heaters.

How this impacts your business: The delayed implementation and new exemptions provide additional flexibility for homeowners and housing providers facing water heater replacement costs. Bay East will continue advocating for a full repeal and voluntary alternatives that help property owners improve energy efficiency without additional mandates.

Bay East-Endorsed Candidates Lead in Preliminary Election Results

Preliminary results from the Nov. 3 General Election show most Bay East-endorsed candidates leading their races for mayor and city council.

Among the endorsed candidates leading are:

- Dublin Mayor Sherry Hu
- Hayward Mayor Mark Salinas
- Newark Mayor Mike Hannon
- Pleasanton Mayor Jack Balch
- San Leandro Mayor Juan Gonzalez

Bay East-endorsed city council candidates are also leading in Alameda, Dublin, Fremont, Hayward, Newark, Pleasanton, San Leandro and Union City.
Statewide, voters have approved Proposition 37, supported by the California Association of REALTORS® (C.A.R.). The measure establishes a down-payment assistance

program for qualified homebuyers and authorizes up to $25 billion in revenue bonds to finance loans.

How this impacts your business: Local elected officials make decisions about housing, property rights and regulations affecting real estate transactions. Proposition 37 could expand homeownership opportunities and encourage housing construction. Bay East will continue working with elected officials to advocate for policies that benefit REALTORS® and their clients.

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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