BAYEAST

GOVERNMENT AFFAIRS / Weekly Report



Government affairs update for the week of Nov 8, 2026

San Leandro Rent Registration and Rent Control Updates

The City of San Leandro's new Rent Program takes effect Jan. 1, 2027, introducing rent increase restrictions for certain properties and annual registration requirements for most residential rental properties.

Rent stabilization applies to multifamily properties with two or more units that received a certificate of occupancy on or before Feb. 1, 1995. Annual rent increases are limited to 65% of inflation or 3%, whichever is lower. Beginning Jan. 1, 2027, maximum allowable rents will be based on the rent charged July 1, 2025, plus 3.3% for tenancies that began on or before that date, or the initial rent plus 2.5% for tenancies that began afterward.

Single-family homes, condominiums, townhouses, accessory dwelling units (ADUs), owner-occupied duplexes, and rental units with certificates of occupancy issued after Feb. 1, 1995, are exempt from the City's rent increase restrictions.

However, most residential rental property owners must register their units annually, including owners of single-family homes, condominiums, ADUs, and multifamily properties, regardless of whether their properties are subject to rent stabilization.

Registration opens Dec. 1, 2026, and the first deadline is Jan. 31, 2027. Property owners can register through the City's Rent Program website.

Learn about the new regulations and ask City staff questions at a Rent Program Open House on Monday, Nov. 16, from 4 to 7 p.m. at the San Leandro Senior Community Center, 13909 E. 14th Street.

How this impacts your business: The new requirements may affect rental income, operating costs, property values, and decisions about buying or selling rental properties. Understanding these changes will help REALTORS® answer client questions and prepare for changes in San Leandro's rental housing market.

NAR Podcasts Reviews Mid-Term Election Impact on Real Estate

The latest episode of the National Association of REALTORS® (NAR) *Advocacy Scoop* podcast examines what the 2026 midterm elections mean for real estate.

Recorded live at NAR NXT, the episode features Shannon McGahn, NAR Executive Vice President and Chief Advocacy Officer, and Patrick Newton, NAR Vice President of Communications and Outreach.

They discuss significant turnover among federal elected officials, changes in congressional leadership, and the future of the More Homes on the Market Act, which would increase the capital gains exclusion on home sales.

How this impacts your business: Federal policy decisions affect housing affordability, homeownership opportunities and private property rights. Understanding the election results and NAR's advocacy priorities can help REALTORS® anticipate potential changes affecting their clients and businesses.

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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