



## Don't Miss Our In-Studio Work

Make sure to stay up to date on policy and topics that affect REALTORS® by checking out our podcast, Unlocking California Politics – your resource for politics, legislation, housing policy, and housing news from the California Association of REALTORS®.

**Subscribe now** to hear the latest episodes featuring industry experts who provide their hot takes on California politics, housing news and policies, and other top industry matters. *Scan the code below to find the podcast on your favorite platform.*



# 2023

## C.A.R. California Legislative Eras Tour REALTOR® Party Version

Protecting  
Homeowners'  
Rights

Stopping  
Increased  
Property  
Taxes

Protecting  
Housing  
Accessibility

Creating  
Homeownership  
Opportunities

Protecting  
Housing  
Affordability

## 2023 LEGISLATIVE ERAS TOUR REALTOR® Party Version

# OPENING ACT

## “Fearless”ly and Successfully Advocated for C.A.R. Members

Empowered by our **200,000+** members, the REALTOR® Party “*fearless*”ly advocated for homeownership opportunities and stopped increases in taxes, housing costs, and burdensome policies that would have negatively impacted REALTORS® and their clients and harmed the accessibility and affordability of housing in our state.

## “...Ready for It”

**3,000+** Legislative bills were actively monitored by the C.A.R. Governmental Affairs team on critical issues such as private property rights, property taxes, real estate transactions, and landlord-tenant policies.

## Filling the Legislative “Blank Space” with C.A.R.’s Name

**100%** of C.A.R.’s sponsored bills were either enacted or their policies were adopted.



# C.A.R. California Legislative Eras Tour REALTOR® Party Version

*During its successful 2023 California Legislative Tour, the REALTOR® Party embraced its “lavender haze” by protecting homeownership rights and advancing policies to improve housing accessibility and affordability.*

## “WILDEST DREAMS” ERA: Ensuring the Homeownership Dream for All

**01** The remaining \$200 million of the \$500 million for the California’s Dream for All Program was initially held due to budget concerns but the REALTOR® Party worked with Senate Pro Tem Atkins and other legislative leadership to ensure the funding was protected so more Californians could make their “*wildest dreams*” come true with down payment assistance support.

## “AMERICANA” ERA: Increasing and Protecting Homeownership Opportunities

**02** C.A.R.-sponsored AB 323 (Holden) increases homeownership opportunities for lower income households.

**03** The REALTOR® Party stopped AB 919 (Kalra), which would have resulted in reduced homeownership opportunities for working Californians by giving corporations an advantage over the state’s diverse working families and put sellers under enormous pressure to sell to corporate entities.

## “I KNEW YOU WERE TROUBLE” ERA: Protecting the Rights of Property Owners

**04** The REALTOR® Party successfully stopped SB 466 (Wahab), which would have eventually made residential properties subject to being under extreme rent control in rent-controlled jurisdictions.

**05** While onerous proposals unfortunately “*never go out of style*,” the REALTOR® Party successfully defeated SB 460 (Wahab), which would have completely banned the use of criminal background checks in rental housing.

**06** The REALTOR® Party successfully stopped SB 395 (Wahab), which would have established a rental notice registry at the Secretary of State’s office.

**07** The REALTOR® Party successfully opposed AB 770 (Kalra), which sought to eliminate the six-bed limitation for residential care facilities located within a residential neighborhood. This would have resulted in reduced homeownership opportunities by making conversions to residential care facilities more appealing to investors.

## IN THE KNOW AND “OUT OF THE WOODS” ERA: Bringing Valuable Information to California Homebuyers

**08** Risks associated with wildfires, climate change, and sea level rise pose a general hazard to most California property owners. C.A.R.-sponsored AB 225 (Grayson) will update the Environmental Hazard Booklet by adding three new chapters, arming consumers with valuable information regarding these risks.

**09** C.A.R.-sponsored AB 1280 (Maienschein) expands the information that a buyer receives when making a home purchase by adding additional fire mapping zones to the residential Natural Hazard Disclosure.

## SECURING “THE 1” ERA: Making Buying and Selling Homes Easier and More Accessible

**10** C.A.R. sponsored AB 743 (Petrie-Norris) and supported SB 696 (Portantino) for online notarization in California. Online notarization removes barriers, saves time, reduces costs, and mitigates risk and fraud for Californians buying or selling homes.

**11** The REALTOR® Party successfully secured reasonable amendments in AB 1345 (Hart) to allow for two-year listing agreements with yearly renewals to better address the concerns around locking some consumers into 40-year listing agreements.

## “BAD BLOOD” ERA: Stopping Increased Fees and Taxes

**12** The REALTOR® Party stopped a 15% tax on short-term rentals through C.A.R.’s opposition to SB 584 (Limón). This bill would have hurt working families and others who rent out a portion of their residence to generate extra income.

**13** As introduced, C.A.R.-opposed AB 331 (Bauer-Kahan) could have resulted in significant costs and uncertainty for lenders and housing providers.

# ENCORE A Standing Ovation for REALTORS®

## Let’s hear it for our members!

While the REALTOR® Party had a successful 2023, it is thanks to the strength and resiliency of our members that we were able to face the challenges from the Legislature and see our sponsored legislation through “*to the finish line*.”

## “Shake It Off”

**5X More** C.A.R. members activated on a C.A.R. Red Alert to “*shake off*” bad bills in 2023 compared to 2022.

## “Red” Alerts

**100%** of the Legislature was contacted by our members in response to C.A.R.’s Red Alerts, which led to successfully defeating legislation that we “*knew were trouble when they walked in*.”

## “The Best Day” — Expanding the REALTOR® Presence at the State Capitol

In 2023, C.A.R. held its first-ever Block Party in Sacramento during our annual Legislative Day, which was attended by over **2,200** REALTOR® members, legislators, and **93** local associations.

For a more detailed look of C.A.R.’s legislative era accomplishments, scan this QR code.

