

MARCH 2026 GAD Report

Local:

Stockton is updating their Climate Action Plan. Good news – nothing in the new plan will affect home ownership or re-sales.

State Legislative Update:

SB 1320 (Archuleta) – Protecting Consumers from Misuse of UCC Filings

Prohibits solar and home improvement creditors from placing UCC-1 fixture filings on owner-occupied residential properties, which often surface late in transactions and can delay or block home sales and refinances.

Status: 3/4/2026 Referred to Com. on RLS.

AB 2553 (Petrie-Norris) – Extended Probation for Real Estate Fraud

Extends probation periods for individuals convicted of real estate fraud to help ensure victims receive full restitution and strengthen accountability.

Status: 2/21/2026 From printer. May be heard in committee March 23.

AB 1850 (Irwin) – Licensing of Real Estate Contract Wholesalers

Requires licensing for individuals who wholesale residential real estate contracts to investors, closing a loophole that allows predatory actors to target vulnerable homeowners.

Status: 2/12/2026 From printer. May be heard in committee March 14.

SB 1238 (Wahab) – HOA Transparency

Requires HOA managers to provide clearer disclosures with key information that may affect a property's value, helping buyers and homeowners make informed decisions.

Status: 3/4/2026 Referred to Coms. on HOUSING, JUD., and APPR.

Federal Update:

The U.S. Senate on Thursday overwhelmingly passed the 21st Century ROAD to Housing Act.

This legislation equips communities with new tools and resources to plan for growth, streamlines federal processes that can slow housing development, and strengthens financing options for manufactured and rural housing.

It also modernizes key federal programs, including the HOME Investment Partnerships Program, helping to broaden access to homeownership, improves access to credit for home buyers and ensures veterans are able to fully use their benefits through the VA Home Loan Program.

The package now moves to the House, where it faces opposition from members of both parties.