

## 2025 C.A.R. Environmental Sustainability Committee Report

There was One action item and Two Needs Directions items:

### **ACTION ITEM:**

1. San Francisco Bay/Sacramento-San Joaquin Delta Estuary Water Quality Control Plan (Bay-Delta Plan) Update:

**Question:** Should C.A.R. adopt a position on the Update to the Bay-Delta Plan?

There are 2 update plans under consideration, the unimpaired flows approach and the voluntary agreements approach. Either plan would likely have pronounced impacts on California's current and future state of housing.

**Options:**

- a. That C.A.R. OPPOSE the Bay-Delta Plan as proposed for adoption, with the unimpaired flow approach
- b. That C.A.R. OPPOSE the Bay-Delta Plan UNLESS AMENDED to remove the unimpaired flow approach and instead facilitate voluntary agreements that support the Healthy Rivers and Landscapes, Communities, and Farms program (HRL)
- c. C.A.R. SUPPORT the Bay-Delta Plan and instead facilitate voluntary agreement that support the Healthy
- d. No changes in Existing Policy
- e. Other

**MOTION APPROVED FROM FLOOR:** b. That C.A.R. OPPOSE the Bay-Delta Plan UNLESS AMENDED to remove the unimpaired flow approach and instead facilitate voluntary agreements that support the Healthy Rivers and Landscape, Communities, and Farms program (HRL)

### **NEEDS DIRECTION ITEMS:**

1. AB 61: PUC's Public Advocate's Office Third Party Review and Conflict of Interest

**Question:** What position, if any, should C.A.R. adopt on AB 61?

There was no motion from the floor

2. AB 303: Battery Energy Storage Facilities

**Question:** What position, if any, should C.A.R. adopt on AB 303?

**MOTION APPROVED FROM FLOOR:** That C.A.R. SUPPORT AB 303, which would return local control of permitting for battery energy storage facilities, and also prohibit them from being sited in locations that include environmentally sensitive areas, housing, schools, and healthcare facilities.

Sally Motta

## 2025 C.A.R Conference Environmental Sustainability Committee Report

There were 3 action items:

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- d. No changes in Existing Policy
- e. Other

## **2025 C.A.R. Legislative Committee Report**

There were no action items

### **Policy Committee Reports**

#### **1: Environmental Sustainability:**

- a. That CA.R. “OPPOSED UNLESS AMENDED the Bay-Delta Plan to remove the unimpaired flow approach and instead facilitate voluntary agreement that support the Healthy Rivers and Landscapes Communities, and Farm program (HRL)
- b. That C.A.R. “SUPPORT” AB 303, which would return local control of permitting for battery energy storage facilities, prohibiting these facilities from being sited in locations that include environmentally sensitive areas, housing schools, and healthcare facilities.

#### **2: Fair Housing Policy:**

Information only that the Transaction and Regulatory Committee consider recommending a “SUPPORT IF AMENDED” position on AB 238 to provide mortgage forbearance, for up to one year, to real properties damaged or destroyed which are located in zip codes affected by catastrophic events.

#### **3: Home Ownership Policy:**

- a. That C.A.R. “OPPOSE amending the Building Homes and Jobs Act” to double the existing fee from \$75 to \$150 per document with a maximum fee increase from \$225 to \$450 per transaction, not connected to a real estate transfer.
- b. That C.A.R. “SUPPORT IF AMENDED” ab 306 to halt new construction and renovation building code (AK TITLE 24) update until 2031.
- c. That C.A.R. “SPONSOR” legislation to codify and expand the Governor’s Executive Order N-7-25: Real Estate Speculators to prohibit unsolicited, undervalued offers to purchase property in zip codes designated as catastrophic event areas for one year instead of three months and to ensure the owner-occupied parcels are redeveloped into units intended for market rate homeownership opportunities.

#### **4: Transaction and Regulatory:**

- a. That C.A.R. “SUPPORT” AB 75, which requires notification to homeowners should an admitted insurance carrier plan to use unmanned aircraft to take images of real property

- b. That C.A.R. “SUPPORT” AB 1, which requires the Department of Insurance to review the Safer from Wildfire Regulations every 5 years and consider whether additional building hardening measures and community level wildfire mitigation programs should be included in the program
- c. That C.A.R. adopt a “WATCH” position on legislation that would require real estate advertisements to clearly state if the pictures use virtual staging or otherwise are not an accurate representation of the property.
- d. That C.A.R. take a “SUPPORT IF AMENDED” AB238 to require lenders, making more than 5 loans annually, to provide mortgage forbearance for up to 365 days on real properties damaged or destroyed that are located in zip codes affected by catastrophic events and that the forbearance status not be reflected on deeds, credit reports or other legal documents that may affect the ability to transact real property.

## **CAR Directors 2025 Winter Business Meetings Reports - Ed Ugarte**

### **Forum on Forms Report:**

New for 2025 in Zip forms is the member benefit of being able to add a transaction coordinator or assistant that is helping you with your files to your systems with their own log in credentials with the permissions you set to allow them to use. You can also increase their access or rescind it if necessary. You can re-add them later as needed.

CAR is still providing online training with 46 active videos under ZipTips which is a YouTube channel and are about one to two minutes long. They also provide 4-5 monthly free training webinars that are recorded and sent to you even if you couldn't make the webinar as long as you register for the webinar. There are helpful guides throughout the CAR website. They also have customer support hotline through CAR. In addition, CAR has RPA forms book/publications and guides to the RPA for purchase. Reminder CAR has a Mediation center if you need assistance in a transaction check it out on the CAR website.

There have been many questions on how to print the BRBC without a property address. You can print the BRBC without a property address so long as the BRBC is the only form bundle in your file, you can't have other documents like an RPA or etc.

New form TRPR offer of tenant positive rental reporting. The New law 2025 applies to very large landlord buildings of 16 units or more and certain particular corporate landlords and for them there is a requirement to make the tenant aware that there is this possibility that the tenant can ask for them to report to the credit reporting bureaus that they have been paying the rent, the idea is that they normally report they are not paying the rent which normally destroys their credit.

A task force has been assigned to review the Move in Move out inspection forms in light of the new requirement of AB2801. The possibility of adding a summary of Move In Move out form. The task force is considering a new form called the Rental Property Owner Advisory for the new forms June release. More updates to come.

### **NAR Directors report:**

The National Association of REALTORS® (NAR) has appointed Jarrod Grasso as our first-ever Senior Vice President of Industry Relations.

In this newly created role, Jarrod will lead our efforts to enhance engagement with state and local associations. This investment underscores NAR's commitment to building more robust feedback loops that will enable us to address challenges and seize opportunities swiftly, and it enables us to collaborate effectively across every layer of our association.

Jarrod brings with him an extraordinary reputation across national, state and local associations, honed over more than two decades of leadership experience, including his role as CEO of New Jersey REALTORS®. Over the past year, he has been a trusted thought partner for NAR, working closely with our team to identify concerns at the state and local levels and brainstorm solutions. It became evident that his expertise and leadership were needed on a more frequent

and structured basis. Jarrod is uniquely positioned to lead a robust team at NAR dedicated to managing challenges and amplifying opportunities for our members, who serve their communities every day. As the primary liaison at NAR for state and local association leaders, Jarrod will focus on enhancing awareness and value around NAR initiatives, ensuring that our resources, training and advocacy are fully leveraged and aligned to empower REALTORS® and the communities they serve.

NAR is pleased to share an exciting update that reflects NAR's commitment to meeting the needs of our diverse membership, fostering meaningful connections and strengthening collaboration.

Sherry Chris, a widely respected industry leader, today joins NAR as an independent consultant and special advisor to CEO Nykia Wright.

With decades of experience leading major brokerage brands, Sherry brings a wealth of knowledge as well as a practitioner's perspective that will strengthen NAR's ability to serve its members effectively. Sherry's real estate career has spanned nearly two decades at Anywhere Real Estate Inc., including her tenure as CEO of Better Homes & Gardens Real Estate and ERA Real Estate. She is widely recognized for her ability to drive strategic growth, foster innovation and mentor the next generation of real estate leaders.

Sherry's industry contributions have been recognized with numerous accolades, including induction into the RISMedia Newsmakers Hall of Fame and regular mentions among Inman's 100 Most Influential Real Estate Leaders. Her passion for collaboration and commitment to the industry make her a valuable addition to our team.

In her advisory role, Sherry and our CEO will engage with leaders across the brokerage spectrum. This outreach, including a 1-on-1 listening tour with major brokerage leaders, will help us better understand the challenges and opportunities faced by our members and ensure that NAR remains a trusted and valuable resource for everyone in the real estate community.

After nearly four decades of dedicated service, John Pierpoint, our Chief Financial Officer and Group Leader for our IT, Finance and Buildings teams, will be retiring from the National Association of REALTORS®. John's last day at NAR will be March 31.

NAR has engaged Russell Reynolds Associates to conduct a national CFO search and is expected to fill the role within the next 6 weeks.

# **2025 CAR Winter Meeting Directors Report**

## **Local Government Policy Committee**

- The purpose is to develop & encourage local association advocacy goals. Evaluate government policy issues of concern to local associations & emerging issues affecting housing. Increase local Realtors involvement in the process.
- We need to make a difference locally. We need to watch for issues of concern.
- CAR Survey. Top concerns were Affordability, Homelessness & Rent control.
- 2024 IMPAC & ALF funds were used to successfully fight a number of battles.
- \* 6 Month Residential Vacancy Tax in SF was voted in. 52-48%. We fought it in court. Won with the California Supreme Court. Unconstitutional. Keep fighting.
- \* South Lake Tahoe Vacancy Tax. Small association asked \$\$\$\$. Messaging & the story made the difference. Spreading the word & targeting voters was key.
- \* Issues like Insurance will continue to be a dominant factor especially after the recent fires in SoCal. We will have to see what ideas come up to develop a sustainable strategy. Predicting 25% Average increase in rates. Maybe 5-60%.

## **Global Real Estate Forum**

- Learn how people outside our country are investing in the United States. Help investors figure out the puzzle. Determine good locations that promote growth.
- Become the Bridge between communities. Owning property in the U.S. is the most powerful opportunity anywhere. The safest & most lucrative long term.
- There are skills & knowledge needed but it's still just a relationship business.
- Network & find common interests. Be caring & genuine as you learn differences between cultures. Know their norms & educate on our practices.
- Find experts on laws, customs, immigration, financing & legal requirements.
- Understand the differences between Residential & Commercial investors.
- Demonstrate the pros & cons in residential income. Rent control, repairs etc.
- Don't be afraid. Join the Global Committee. Social Media. CIPS Certification.
- "Real Estate Without Borders" March 6, 9am Zoom. Panama #1 for Ex Pats.

## **Young Professionals Network      Benefits & Growth**

Learn to collaborate. How to disagree & still get along. Develop very important friendships. Education, community commitment & involvement. Don't be afraid to party. Have fun. We know what you do and why. Learn to share, create a safe space. How to lead meetings & discussions. Get stuff done workshops. Have conversations with people about goals. Path to become your own person.

**Kerry Suess      CAR Director      LAR President 2011, 2023**  
**KerrySuess@ymail.com      (209) 327-5347**



**Give credit to those that helped you & identify those that you see potential in. Makes a huge difference in personal & professional goals. Satisfaction. They can now Fish for themselves. There is no history for many young agents. Their careers can be all moving forward. Need to be optimistic in approach. Don't just invite them to the party, Pull them on the dance floor. We have made a decision so now let's embrace it and move on. Someone was told that she needs to "sit down, shut up and wait your turn." Really hard conversations are going on all over the state. Looking for better ways to do things. Just because we have done things one way doesn't mean there's not a better way. YPN gives an opportunity to break through the "Good Ole Boy network." Call on us for help when needed. Go to meetings, make connections and raise your hand to serve.**

**Think of all the needy people that we have an opportunity to help and serve.**

**Kerry Suess    CAR Director    LAR President 2011, 2023**  
**KerrySuess@ymail.com                      (209) 327-5347**

# **Investment Housing Report**

**Sheri Aguilar 209-679-2042 Sheri@RealtorSheri.com**

Mission Statement: The Investment Housing Committee is a Policy Committee. Its mission is to develop CAR's housing policy in the rental segment of California's housing opportunities. It has original jurisdiction to evaluate housing legislation and regulation in the following issues areas: Multifamily and Property Management

Nothing to report. The committee reviewed pending legislation, price gouging during a state of emergency, and Executive order N-7-25: Real Estate Speculators (Prohibits unsolicited, undervalued offers to purchase property in designated fire impacted areas of Los Angeles County for 3 months).

CAR Winter Business Meeting 2025

Eileen Schamber 209-483-1654

## Home Ownership Housing

The Home Ownership Housing Committee sent 3 Motions sent to Legislative after a very health discussion.

1. That CAR "Oppose" amending the "Building Homes and Jobs Act" to double the existing fee from \$75.00 to \$150.00 per document, with a maximum fee increase from \$225.00 to \$450.00 per transaction, not connected to a real estate transfer.
2. That CAR "Support if Amended" AB 306 to halt new construction and renovation building code (AKA Title 24) updates until 2031.
3. That CAR "Sponsor" legislation to codify and expand the *Governor's Executive Order N-7-25*: Real Estate Speculators to prohibit unsolicited, undervalued offers to purchase property in zip codes designated as Catastrophic event areas for one year, instead of three months, and to ensure the owner-occupied parcels are redeveloped into units intended for market rate homeownership opportunities.

## Discussion Topics

Underbuilding since the 1990's has contributed to the housing supply crisis.

72,657 Structures destroyed by wildfire from 2015 to present

Paradise Fire victims have rebuilt at only 30%

According to self-reported data from cities and counties to HCD, from 2015 to 2023, California completed over 540,000 residential units.

HCD reports that single family housing and multi-family housing unit production has been similar from 2018 to 2023

A working group was formed to look at Balcony Inspections and the HOA management accountability.

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CAR Winter Business Meetings  
Eileen Schamber 209-483-1654

## FAIR HOUSING POLICY

### **Fair Housing Policy Committee**

1. It was reported for information only that the Fair Housing Policy Committee requests that the Transaction and Regulatory Committee consider recommending a "SUPPORT IF AMENDED" position on AB 238 (Harabedian) to provide mortgage forbearance, for up to one year, to real properties damaged or destroyed which are located in zip codes affected by catastrophic events.

State Things we are looking at and will have more information in May!

### **AB 57 (McKinnor) Support**

Home Purchase Assistance for descendants of slaves

### **AB 62 Pending Assignment**

Racially Motivated Eminent Domain

### **AB 91 (Harabedian) Pending**

State and Local agencies demographic data, Partisan Bill

Federal Things we are watching:

AI report is emphasizing that it complies with fair housing rules. Algorithms are violating some of these rules. Price Gouging continues to be issue when there is Catastrophic Events.

Governor Newsome signed Executive Order N725 to protect firestorm victims in the Los Angeles Area from predatory land speculators.

Fair Housing formed a Altadena Working Group due to Redlining affecting the community and the future outcome of recovery from the firestorm.

## CAR Winter Meetings

Eileen Schamber 209-483-1654

### Risk Management and Member Legal Services

We received a presentation by Litigation Attorney, Rinat Erlich regarding typical lawsuits. She says that 1 in 300 transactions lead to lawsuits. Non-Disclosure is the #1 Reason! Lawsuits continue regarding disclosure, contract cancellations, Wire Fraud, mismanagement of rental properties, tenant claims, and misunderstanding of legal terms, MLS advertising, and bad drafting of documents. Her presentation was interesting and a little daunting. Here are her top tips!

#### Top Tips:

**Know your forms**, it is your responsibility to explain them correctly and do not create language if the contract calls for the use of a certain form.

**Use Clear Language** when drafting forms, do not use terms you do not understand, be descriptive, make sure new terms do not contradict existing terms and write clearly.

**Know how to Cancel**, know the difference in cancelling a contract and cancelling escrow, know how to deal with a Lis Pendens, know your EMD rules to avoid disputes.

**Stay your Lane**, becoming a property manager needs broker approval, probate needs a broker expert, sell mobile homes & gas stations land, assist buyers outside of California, assist on a transaction outside your jurisdiction and remember you are not a home inspector!

**Get your Ducks in a Row**, understand the transaction chronology, how contingencies work, what a verification is, the deadlines and importance of keeping them.

**Document your file**, explain what you are doing, document all conversations with clients and agents, have a buyer broker agreement, document who signed the listing agreement. Save all emails and text messages for your file.

**Fire Disclosure**, you have legal obligation for disclosing fire damage or risk for the property, material facts relating to wildfire history, avoiding liability by properly documenting repairs and assessments.

Beware of Misrepresentations, simply pass on information rather than repeat bad information, be precise and do not volunteer any opinions.

**Understand Legal terms**, right of first refusal vs option to buy, liquidated damages, arbitration and mediation. **Ramifications of your advice**, liquidated damages, mediation requirement, arbitration, agents not giving legal advice, managing expectations, damages in real estate transactions code.

**Chica Lundquist, Department of Real Estate Commissioner** gave a short presentation regarding the DRE help for fire victims. There is a bunch of information on the DRE website if you are interested in taking a look. You can find at [LAfires@dre.ca.gov](mailto:LAfires@dre.ca.gov).

**Gov Hutchinson** gave a short update on forms changes and a few other things:

1. Insurance Companies can charge more now in California resulting in higher costs
2. New laws regarding ROBO calls and being on the do not call list
3. Unlawful detainer now has 10 days to respond
4. April 1<sup>st</sup>, landlords must phot rental unit right after moveout of tenant and immediately after repairs if withholding from tenant deposit, must be done within 21 days.

5. July 1<sup>st</sup> landlords will have to photo prior to move in, at moveout and after repairs. Can no longer require tenant to pay for professional cleaning
6. April 1<sup>st</sup> must tell your tenant they have a right to have their payments reported to Experian or others 15 units or less is exempt from this, Corporation are not. There is new form for this!
7. Attorney General filed charges against 3 Realtors for rent price gauging.
8. Executive Order allows tenants to add someone to their lease if affected by the firestorm until March 8<sup>th</sup>.
9. Insurance Cannot be cancelled, insurance needs to be same as deed!
10. Property Taxes and Income Taxes have been extended for State of Emergency Zip Codes.
- 11.

**Region Representatives Reported the following issues in the state:**

Disclosure of Material Facts

Advertising of others listings without their permission

Low Inventory

Agents talking to sellers of listed properties

Flipper Texts to Realtors

Unsolicited Offers on Properties

AI Bots doing the disclosures

Insurance Cancellations due to drone fly over with poor pictures

Insurance being unaffordable or unobtainable

BRBC filled out incorrectly

Forms being completed wrong

Agents giving out CAR forms blank

Buyers signing multiple BRBC

Transaction Coordinators overstepping their capacity

Price gouging on rentals

Wire Fraud

Vacant Land sales when they don't land

Agents requiring open house visitors to sign BRBC

FHDS being filled out incorrectly

Lack of Broker Supervision

HOA Balcony Issues

HOA transfer issues and expense

Disclosure Issues

Predatory offers to seniors

HOA having their insurance dropped

Solar Leases delaying close of escrow

Balcony Repairs for HOA too expensive

Wholesaler Issues

REALTOR PARTY OF CALIFORNIA  
FUNDRAISING AND MEMBER MOBILIZATION(FAMM) FORUM  
C.A.R. WINTER 2025 INDIAN WELLS

No Action Items.

Mission Statement:

The mission of the forum is to provide timely education, training, tools, and other resources for members to increase REALTOR® participation in political fundraising, education, and grassroots involvement as well as increase C.A.R.'s political and legislative effectiveness. The forum will also provide Members an opportunity to share and discuss their experiences on what is proving effective in increasing member involvement in REALTOR® Party activities and meeting assigned goals. (February 2023 - effective for 2024)

SEE ATTACHED 2 HANDOUTS

23% of our members donated to RAF(Realtor Action Fund) this past year and C.A.R. hopes to bring that number up to 25% for 2025 by educating our members on the benefits of contributing to RAF.

From the monies raised, C.A.R. was able to defeat Proposition 33 Costa Hawkins, along with AB2992 mandating the BRBC for all RE licensees. SB 684 -streamlining the approval process for development projects of SF subdivisions; SB 1103-requires notice of specified rent increases to leases of commercial real property; AB2493-regulates the circumstances in which landlords can charge an application screening fee.

C.A.R. will be sending out a mailer regarding the defeat of these issues.

Realtor Party's goal for 2025 is to educate YOU their members so that we can continue to defeat bills that do not benefit homeownership, fair housing, housing affordability and other bills that are brought before the C.A.R. Directors.

Please remember to tune into their Podcast: Unlocking California Politics

Homeowner cards are also available thru C.A.R. for new Homeowners inviting them to get Registered to Vote!

KRISTINA HEISLER  
209-751-7832  
[SHOWTIMEKRISTINA@GMAIL.COM](mailto:SHOWTIMEKRISTINA@GMAIL.COM)



## RAF & RPAC INVESTMENT LEVELS

### RAF INVESTMENT LEVELS



#### INTRODUCTORY LEVEL

Annual RAF Investment ..... \$ 25

#### PARTICIPATION CLUB

Annual RAF Investment ..... \$ 49

#### COST OF DOING BUSINESS

Annual RAF Investment ..... \$ 148

- RAF lapel pin given annually
- RAF widget for website and signature use

#### CAPITOL CLUB *formerly California Silver Bear*

Annual RAF Investment ..... \$449

- Capitol Club lapel pin
- Invitation to C.A.R. Capitol Reception and special events
- RAF widget for website and signature use

#### GOLD VIP

Lifetime RAF Investment ..... \$10,000+

*Members must make an investment within the calendar year to receive these benefits:*

- Gold VIP lapel pin
- Invitation to C.A.R. Capitol Reception, welcome gift, and access to VIP Bar
- Invitation to C.A.R. special events
- Priority seating at Legislative Day and REImagine! Conference
- RAF widget for website and signature use

### RPAC MAJOR INVESTOR LEVELS



#### STERLING R

Initial Sterling R ..... \$ 1,000

- To sustain or renew ..... \$1,000
- To sustain pre-2002 Chartered Golden R ..... \$ 449

- Sterling R lapel pin given annually
- Invitation to special functions at NAR meetings
- Invitation to C.A.R. Capitol Reception and special events
- Major Investor custom item

#### CRYSTAL R

Initial Crystal R ..... \$ 2,500

- To sustain or renew ..... \$1,500

- Crystal R lapel pin given annually
- Invitation to special functions at NAR meetings
- Invitation to C.A.R. Capitol Reception and special events
- Major Investor custom item

# RPAC MAJOR INVESTOR LEVELS *continued*



**President's Circle** is an influential group of RPAC Major Investors who invest an additional \$2,000 annually to support federal candidates for Congress and U.S. Senate

Political contributions are not tax deductible as charitable contributions for federal and state income tax purposes. Contributions to the REALTOR® Action Fund are voluntary, but you may give more, or less, or nothing at all. Failure to contribute will not affect an individual's membership status in the California Association of REALTORS® (C.A.R.). Contributions will be allocated among three of C.A.R.'s political action committees (PACs), according to different formulas approved by C.A.R. for personal and corporate contributions. These PACs are: CREPAC (supports state and local candidates); CREPAC/Federal (supports federal candidates); and CREIEC (makes independent expenditures in support of or opposition to candidates). C.A.R. also sponsors IMPAC which supports local and state ballot measures and other issues that impact real property in California. The allocation formula may change including redesignating a portion to IMPAC.

## GOLDEN R

- Initial Golden R..... \$ 5,000
- To sustain or renew ..... \$2,000
- To sustain pre-2002 Chartered Golden R..... \$ 449
- Golden R lapel pin given annually
- Invitation to special functions at NAR meetings
- Invitation to C.A.R. Capitol Reception and special events
- Major Investor custom item

## PLATINUM R

- Initial Platinum R..... \$10,000
- To sustain or renew ..... \$5,000
- Platinum R lapel pin given annually
- Invitation to RPAC's President's Circle Conference
- Invitation to special functions at NAR meetings
- Invitation to C.A.R. Capitol Reception and special events
- Major Investor custom item

## PRESIDENT'S CIRCLE

You must be an RPAC Major Investor to enroll in the President's Circle program

<b>STERLING R</b>	President's Circle Enrollment.....	\$ 1,000
	• To sustain or renew.....	\$1,000
	Annual Investment in President's Circle.....	\$ 2,000
<b>CRYSTAL R</b>	President's Circle Enrollment.....	\$ 2,000
	• To sustain or renew.....	\$1,000
	Annual Investment in President's Circle.....	\$ 2,000
<b>GOLDEN R</b>	President's Circle Enrollment.....	\$ 4,000
	• To sustain or renew.....	\$1,000
	Annual Investment in President's Circle.....	\$ 2,000
<b>PLATINUM R</b>	President's Circle Enrollment.....	\$10,000
	• To sustain or renew.....	\$5,000
	Annual Investment in President's Circle.....	\$ 2,000

- RPAC President's Circle lapel pin given annually
- Invitation to RPAC President's Circle Conference

## HALL OF FAME

- Lifetime Investment Total ..... \$25,000 / \$50,000 / \$75,000 / \$100,000
- Celebratory crystal item
- Invitation to C.A.R. Capitol Reception and VIP Bar
- Invitation to C.A.R. special events
- Name plaque displayed at NAR in D.C.
- Hall of Fame lapel pin
- Custom premium item for inductees



**REALTOR ACTION FUND** CALIFORNIA ASSOCIATION of REALTORS

**2025 GOALS**

REALTOR® ACTION FUND		
<b>25%</b> Voluntary RAF Local Participation	<b>49,389</b> RAF Members Educated	<b>\$3,702,375</b> Voluntary RAF Statewide Investment

**CONTESTS**

**C.A.R. DIRECTORS' CHALLENGE**

Reach 100% investment participation (\$148 or more) of all your Region's C.A.R. Directors! Receive recognition at the Fall Board of Directors Meeting and a "100% REALTOR® Action Fund" flag!

**BATTLE OF THE ASSOCIATIONS\***

**#1 PARTICIPATION CONTEST**

Compete for the highest percentage of members participating in the REALTOR® Action Fund!

**#2 INVESTMENT CONTEST**

Compete to get the highest investment per contributor and achieve 2% above your 2024 RAF participation percentage.

**CATEGORIES OF COMPETITION**

MEMBERS PER ASSOCIATION

Petite .....	1-200	Large .....	3,001-6,000
Small .....	201-500	Jumbo .....	6,001-10,000
Medium 1 .....	501-1,500	Mega .....	10,001+
Medium 2 .....	1,501-3,000	<i>Deadline: August 29, 2025</i>	



**START HERE!**  
raf.car.org

Contest winners will be recognized at the Fall Board of Directors meeting and be mailed a commemorative award.  
\*Contests are based upon the number of members per association with one winner chosen from each category.

MLS POLICY COMMITTEE  
C.A.R. WINTER 2025  
INDIAN WELLS

No Action Items.

The mission of the committee is to work to assure that REALTORS® remain the primary provider of information about real estate. To that end, the Committee:

- a) Promotes and adopts Model MLS Rules and policies that comply with legal requirements N.A.R. policy and, where appropriate, reflect C.A.R. REALTOR® Member desired practice and use of technology
- b) Facilitates the exchange of information between local Associations of REALTOR®-OWNED MLSs/Regionals and disseminates information regarding legal developments which impact the MLS.

Panel on Concessions field.

Varying opinions about policy on various MLS'.

MLS is used to collect information for CMA's and for appraisers.

We must pick up the phone and call the agent and have a discussion about what exactly was paid out for concessions.

We had a huge discussion about Insurance being a field entry in the MLS. The committee wanted to create a working group and the members in this committee all voted NO. Too much liability for the broker/agent if information is incorrect or misguided.

PROFESSIONAL DEVELOPMENT AND EDUCATION FORUM  
C.A.R. WINTER INDIAN WELLS 2025

No Action Items.

The mission of the Professional Development Forum is to provide a forum to identify the professional development needs, trends and issues of REALTOR® Members, communicate information between C.A.R. Education and Members, as appropriate, and improve industry professionalism through education.

The objectives of the Forum are:

1. To inform and update members of C.A.R. Education offerings.
2. To gather feedback, issues and member needs for statewide professional development.
3. Summarize and communicate recommendations as necessary.
4. Provide relevant presentation/panel on a featured program, topic or item of value at each forum meeting to increase awareness of C.A.R. Education programs.

Reminder about FREE CE credits. It's the start of the new cycle for Fair Housing and Ethics which is due every 3 years. Once you complete -it automatically updates with NAR.

[smartzonecar.org/disaster](http://smartzonecar.org/disaster)-relief Immediate assistance for your clients, along with Insurance help and Social Media shareables to educate your clients.

Still offering FREE bundle for BRBC and RPA class.

Free Disaster Preparedness Course-use PREPARE for the discount code.

First part in a 4 part series, not sure if other 3 will be free or not.

[store.car.org](http://store.car.org) Designations, publications and free classes

They are looking for Instructors to assist or run classes.

Panel discussion on how have things changed 6 months in?

Agents are quick and adaptable-even with fear and anxiety we press on!

If you see something out there...speak up! Do it with kindness and with respect.

Have conversations! Don't be afraid to engage!

Referrals are truly the BEST! Reward the good behavior-however it turns out!

How it turns out-that's on You!

Continue to advise your value proposition to your Clients-it gets easier as you keep doing it!

Learn and know the forms...ALL of them!

Get certified in Something! LAR Is working on bringing some certification to our Members this year...Stay Tuned! And if you want something Specific — please let us know and TAKE THE SURVEY LAR SENT!!

Be curious like a child...Keep asking questions!!

Explain back to your client/potential client what you think they need/want and provide a Plan.

Have confidence in what you know-you don't have to know everything but what you know be confident in it.

People want to work with passion and enthusiasm.

"This is how I work" or "Let me tell you how I work" are good statements to use to educate the public. "I don't know if you have heard about how Realtors are doing business now."

KRISTINA HEISLER  
209-751-7832  
SHOWTIMEKRISTINA@GMAIL.COM

2025 CAR Winter Meetings

Transaction & Regulatory Committee

### Transaction Coordinators

THE QUESTION: Should C.A.R. take policy related to changing the current status of transaction coordinators (TCs) under California law?

Is this a problem that needs a solution now?

TCs are still subject to broker supervision requirements under California law which require a broker to supervise a transaction and a TC's activities are part of the broker's fiduciary duty to the client. If a client has a problem with a transaction coordinator, the client has recourse against the broker. The broker also has a duty to make sure their client fully understands the transaction. That could include ensuring they understand the TC's role in the transaction. Is additional regulation required?

### C.A.R. POLICY

C.A.R. does not have policy specific to the transaction coordinators. C.A.R. has historically opposed specialized licensing for different areas of real estate practice, such as property management, commercial property management, HOA/CID management, residential sales etc. The exception to this policy has been the Mortgage Broker Endorsement, but that was mandated through federal statutory and regulatory changes in response to the Great Recession and Global Economic Meltdown of 2008.

DISCUSSION RESULT:

A working group is being formed to investigate TC roles further

### DIRECTION REQUESTED

#### **A. AB 75 (Calderon) Residential Property Insurance Images –**

Over the last year, concerns have been raised by property owners in the state over the use of unmanned aircraft/drones by insurance companies to survey properties. AB 75, authored by Assembly Member Calderon, the Chair of the Assembly Insurance Committee, would require an admitted insurer carrier to notify a residential property insurance policyholder at least 30 days in advance of the day that an unmanned aircraft will be used to take images of the insured property. AB 75 would also require the insurer to provide the images upon request and would require the notice to include instructions regarding how a policyholder may make that request. AB 75 only applies to admitted carriers, so FAIR plan policy holders as well as policy holders who hold insurance from non-admitted excess type carriers would also be exempt from the protections of AB

75. AB 75 would also not apply in the case of pending investigations and/or claims on the property in question.

**SUPPORT POSITION TAKEN**

**B. AB 1 (Connolly) Residential Property Insurance –**

AB 1, authored by Assembly Member Connolly, would require the Department of Insurance to review the Safer from Wildfire Regulations every 5 years and consider whether additional building hardening measures and community level wildfire mitigation programs should be included in the program. The bill is a reintroduction of AB 2416 from the last legislative session. AB 2416 was supported by the Department of Insurance last year, and it is expected that the department will also support AB 1. As new and safer building materials come out, the question arises as to whether the Department should be required to revisit regulations and determine whether as much relief as possible is being offered to homeowners.

**SUPPORT POSITION TAKEN**

**C. Commercial Exemption to Buyer-Broker Agreements –**

AB 2992 (Nguyen), which C.A.R. sponsored in 2024, requires all real estate licensees to have buyer broker agreements with their clients. The law currently applies to residential, mobile home and commercial transactions. Assembly Member Nguyen is interested in potentially introducing legislation to exclude commercial properties from the provisions of AB 2992 and is seeking C.A.R.'s input prior to introduction.

**RECCOMENDED COMMERCIAL PROPERTY TRANSACTIONS NOT BE EXCLUDED**

**D. Virtual Staging –**

Assembly Member Pellerin will be introducing legislation that would require all real estate advertisements that utilize virtual staging to clearly indicate that the images used are virtually staged or are not otherwise an accurate representation of the property. Language is still pending but the intent is for there to be some sort of clear marking indicating that the staging is, in fact, virtual. CA Model MLS rule 12.10 already mandates that REALTORS® utilizing the MLS may not use any misleading or deceptive images. The REALTOR® Code of Ethics also requires REALTORS® to present a “true picture” in their advertising. This rule is usually satisfied by a watermark or note that the staging is virtual. Currently these rules bind MLS members and REALTORS® but not other platforms. The proposed legislation would extend a similar rule to all advertisements, whether listed on the MLS or not.

SUPPORT LEGISLATION BE INTRODUCED

**UPDATES AND REPORTS**

**A. STATE**

**1. TRANSACTIONAL ISSUES –**

**a. Buyer- Broker Agreements: DRE Clean Up Legislation –**

The Department of Real Estate (DRE) has indicated their intent to work with the Legislature to introduce legislation within an omnibus bill that would add “clean up” language to the statute to address a drafting error that erroneously used the term “seller” instead of “buyer” in the statute when addressing requirements in purchase agreements in Business and Professions Code Sec. 10147.5. More importantly, the Department has also stated that it intends through regulation or legislation to clarify the terms in the law “as soon as practicable”, and to clarify the “three month” term instead to a specific number of days. **Position: Monitor Status:**

**Pending Introduction**

**b. County Recorders Fee Proposal –**

Current law caps the County Recorders’ fee for recording and indexing instruments, paper, or notices to \$10 for the first page, and \$3 for each additional page and does not include any CPI/COLA adjustment in the statute. According to the Recorders, real estate transactions and the lack of a COLA/CPI increase in the statute since 2010 have caused significant budget difficulties. The Recorders state that they cannot generate enough revenue to keep their department budgets balanced without backfilling from county general funds or reducing and/or realigning staff services. They also contend that without a budget increase, it is possible that real estate recordings will begin to suffer from significant processing delays. Over the last year, they have had difficulty securing a bill author who would author a fee increase without C.A.R.’s support or, at a minimum, neutrality. The County Recorders’ current proposal would increase recording fees to \$17 for the first page and \$4 for each additional page. It would also delete \$6 in other fees (penalty print fee, non-conforming fee, referencing fee and the indexing fee). The totality of these changes would exceed a fee increase tied to the CPI, but the total amount/ increase per County and resulting effect on the budgets would vary. C.A.R. has long standing policy to oppose increases in recording fees apart from demonstrated COLA/CPI changes to account for inflation and the changes in cost. This committee affirmed that policy last Spring by declining to make a motion on the issue.

**Position: Oppose Unless Amended**

**Status: Pending Introduction**



## **2. PROPERTY INSURANCE –**

### **a. Market update-**

In the initial weeks of 2024, Insurance Commissioner Ricardo Lara committed to finalizing a sweeping set of regulatory reforms, known as the Sustainable Insurance Strategy, by the end of the year to stabilize the market and increase the availability of private market insurance. On the 30th of December, new regulations that will allow insurance companies to pass along reinsurance costs were finalized, making that commitment largely complete. The reinsurance regulations, which will be approved by the Office of Administrative Law sometime between the 1st and the 15th of February of this year, join new regulations allowing for forward looking Catastrophe (CAT) Modeling by insurers for the first time, as well as an expedited rate review application process. These three regulatory packages are expected by the Commissioner to act as a catalyst for insurers to re-enter the market and for reliance on the FAIR plan to be reduced. With the announcement of the new regulations, we have seen some large insurers, such as Farmers and Mercury, opening new lines of insurance. The Commissioner has stated he believes more insurers will return to the market in mid-late 2025 as new rate applications are approved.

### **b. CAT Modeling Regulation –**

After several months of public input in 2024, new forward looking catastrophe modeling regulations have been put in place by the Department of Insurance as of the end of 2024. The regulation allows insurers to use forward-looking modeling rather than relying on historical data to set rates. This new approach is expected to better account for climate change-driven risks. Acceptance of rate modeling applications began as of January 1, 2025. The regulation requires insurers to increase their policy offerings in underserved areas, up to 85% of their market share, as a condition of utilizing the new regulations. The regulations also allow insurers to provide discounts and otherwise account for mitigation efforts, something that is not possible under the old, outdated regulations. Under these regulations, insurers will have the ability to better assess risk and more accurately price policies. They will also be more motivated to offer policies to those living in distressed areas. Additionally, the state plans to develop its own public catastrophe model to ensure transparency in the rate setting. While this regulation is seen generally as a critical step to bring insurers back to the market, consumer groups have raised concerns about potential premium hikes which could make coverage unaffordable/unattainable for some.

**Position: Support**

**Status: Adopted**

### **c. Reinsurance Regulation –**

The Department of Insurance has finalized reinsurance regulations, which will be approved by the Office of Administrative Law by mid-February. The regulations allow insurance companies to include reinsurance costs when filing rate applications with the Department of Insurance. For the first time under Proposition 103, reinsurance costs will be treated as a standard expense, alongside such line items as agent commissions and claims handling. Reinsurance costs must be reasonable and must be made in an “arm’s length” transaction. Self-dealing is not permitted and any excessive spending on reinsurance may not be passed onto consumers. The reinsurance regulation is meant to complement the other reforms made by the Department of Insurance, such as the CAT modeling and aims to improve insurance availability.

**Position: Support**

**Status: Finalized, Pending Final Approval by the Office of Administrative Law**

**d. AB 69 (Calderon) Fair Plan –**

AB 69 (Calderon) would require a broker of record to determine whether a FAIR Plan policy can be moved to a voluntary market insurance policy before renewing the policy. Current law does not include such a requirement. C.A.R. supports this legislation as it is intended to help alleviate the current strain on the FAIR plan. FAIR plan policies are more expensive and provide less coverage than traditional policies from the voluntary/admitted market so requiring brokers to look at whether policies can be moved over to the voluntary market will likely help some homeowners find better coverage.

Position: Support

Status: Assembly Rules Committee

**e. AB 226 (Calderon and Alvarez) California Fair Plan Association –**

AB 226 authorizes the FAIR Plan to secure bond funds from the California Infrastructure and Economic Development. These bonds, if issued, will provide an immediate cash infusion into the FAIR Plan. All costs of issuing these bonds are solely born by insurers and there are no costs to consumers or taxpayers. Under current law, there is no way for insurers to immediately address the assessments required under law when the FAIR plan cannot pay claims. Without this bill, the only option available to admitted carriers in California is to reduced exposure in the market in order to reduce their exposure to assessments from the FAIR plan by nonrenewing existing policies. (Admitted carriers are required to pay assessments within 30 days to the FAIR plan based on their market share should the FAIR plan be depleted of funds to pay claims). Reducing FAIR plan exposure is one of the major drivers for insurers to non-renew policies. Without AB 226, under current California law, there is no mechanism for insurers to immediately address these assessments, and their only option to reduce exposure is to non-renew existing policies. (Some insurers have already started non-renewing policies due, in part, to the FAIR Plan exposure.)

**Position: Support**

**Status: Assembly Rules Committee**

**f. Insurance Commissioner Lara Issues Moratorium on Non-Renewals –**

Pursuant to SB 824, authored by then State Senator Ricardo Lara, homeowners are protected against policy cancellations and non-renewals in zip code or fire perimeters where a state emergency has been declared. Further, pursuant to that same law, insurers must renew homeowners policies for at least two years for homes that were burned down or destroyed in a declared state of emergency and provide a 60-day grace period for insurance premium payments in the affected areas. This order was issued on January 9, 2025 and the affected zip code list can be found here: [https://interactive.web.insurance.ca.gov/apex\\_extprd/f?p=450:50](https://interactive.web.insurance.ca.gov/apex_extprd/f?p=450:50) In the same order, although not required by law, the Commissioner urged admitted insurance carriers to forgo any pending nonrenewal or cancellations that were due to take effect. This applies to notices sent within the 90 days prior to January 7, 2025, but were not due to take effect under after January 7, 2025. He is urging all carriers to pause these nonrenewal or cancellations for a period of six months to provide stability for affected residents. As of January 16th, State Farm insurance has agreed to pause its non-renewals for policy holders in Los Angeles County that it had previously planned to cancel, as long as the policy was on the books as of January 7th .

**3. LIABILITY AND RISK MANAGEMENT**

**a. SB 11 (Ashby) Artificial Intelligence –**

Under existing law, a civil cause of action exists against any person who knowingly uses the name, voice, signature, photograph, or likeness of another person, without their consent. SB 11, authored by Senator Ashby would create a civil cause of action and deem a reasonable synthetic voice, signature, photograph, or likeness to be the same as the actual content for the purposes of the cause of action. It would additionally require the Judicial Council to review the impact of artificial intelligence on the introduction of evidence and revise the rules of court as necessary by 2027. Furthermore, and most relevant to REALTORS<sup>®</sup> and real estate transactions, the bill requires any person or entity that sells or provides access to AI technology designed to created synthetic content to provide a consumer warning that misuse of the technology may result in civil or criminal liability. A civil penalty is provided for the failure to provide this warning.

**Position: Watch**

**Status: Senate Rules Committee**

**b. SB 25 (Umberg) Antitrust: Premerger Notification –**

In September 2024, the Uniform Law Commission adopted the Uniform Anti-trust Pre-Merger Notification Act. SB 25 is California’s version of the Uniform Anti-trust Pre-Merger Notification Act and will require certain filers of pre-merger notifications under the Hart-Scott-Rodino Antitrust Improvements Act of 1976 (HSR) to file their notifications with the California Attorney General if the person has their principal place of business in this state or has annual net sales in this state of the goods or services involved in the transaction of at least 20% of the above-described filing threshold. The bill would also require the person to file or provide the additional documentary material required under federal law. The anticipated effect of the law, according to the Uniform Law Commission, is to facilitate early information sharing and coordination among state AGs and the federal agencies.

**Position: Watch**

**Status: Senate Rules Committee**

#### **4. LICENSING**

**a. DRE Regulations on License Portability for Active Military and Spouses –**

Pursuant to SB 143 (Committee on Budget and Fiscal Review) which authorized the DRE to establish a process to register active-duty service members or their spouses who want to practice real estate in California under their license from another state, district or territory, the Department promulgated regulations to effect this practice that became effective in December 2024.

**Position: Monitor**

**Status: Pending**

#### **B. FEDERAL**

##### **TRANSACTIONS –**

**a. Bipartisan House Task Force on Artificial Intelligence –**

On December 17, the House released its Bipartisan House Task Force on Artificial Intelligence report highlighting the transformative potential of AI across real estate finance and fair housing, emphasizing the importance of responsible implementation to ensure equity and efficiency. In real estate finance, AI enhances risk assessment by analyzing extensive datasets, such as credit scores and market trends, to provide accurate predictions of borrower risk and property values. This improves lenders' decision-making processes and reduces the likelihood of defaults. Automated underwriting systems further streamline loan approvals, making financing faster and more efficient, while predictive analytics and market analysis allow lenders to anticipate market fluctuations and property value trends, bolstering lending strategies and risk management.

AI's role in fraud detection also benefits real estate finance by identifying patterns and anomalies in financial transactions, thereby protecting both lenders and borrowers. Additionally, AI-powered chatbots and virtual assistants enhance customer experiences by providing personalized support and financial advice during the mortgage application process. These advancements collectively contribute to a more responsive and secure lending environment.

In the realm of fair housing, the report emphasizes the necessity of aligning AI technologies with the Fair Housing Act to prevent discrimination based on protected characteristics. Housing providers and tenant screening companies are urged to ensure transparency in AI-driven decisions, allowing applicants to challenge outcomes and fostering equitable practices. Best practices, such as maintaining accurate records and evaluating applicants on individual merits, are recommended to mitigate biases in tenant screening and advertising.

To address algorithmic bias, the report highlights the need for rigorous monitoring of AI tools and promotes responsible innovation. For example, initiatives by industry groups that created Fair Housing Classifier aim to prevent algorithmic steering, ensuring fair housing opportunities while advancing technology. The report underscores the broader industry commitment to uphold fair housing principles through transparency, accountability, and robust consumer protections.

Overall, the integration of AI into real estate finance and housing promises increased efficiency and equity but requires careful oversight and adherence to best practices. By balancing innovation with consumer safeguards, the report envisions a future where AI fosters both financial advancement and fair access to housing opportunities.

**b. CFPB Finalizes Rule to Protect Homeowners from Predatory PACE Loans –**

The Consumer Financial Protection Bureau (CFPB) has finalized a new rule aimed at protecting homeowners who take out Property Assessed Clean Energy (PACE) loans, a financing method for clean energy improvements and disaster readiness projects. PACE loans, which are repaid through property taxes, have drawn scrutiny for their potential to put homeowners at financial risk due to misleading terms and unaffordable costs. Shortly after PACE loans were created, C.A.R. asked the CFPB to oversee and regulate the loans.

Sherry Dickhoff  
Managing Broker  
**KW SAC METRO**  
KELLERWILLIAMS REALTY

C.A.R. Director's Report  
Winter 2025  
Diversity Committee

**Mission Statement:**

The Diversity Committee will recommend C.A.R. policies and actions which will foster greater diversity within the REALTOR® community. Such policies and actions may include leadership development initiatives, education and training, grant programs, providing resources and technical support to local Associations, tracking diversity statistics, offering C.A.R. leadership diversity recommendations, and strengthening relationships with multicultural real estate trade organizations. The Committee will be comprised of a Chair, two Vice Chairs, Regional Representatives, and Members at Large appointed by the C.A.R. President.

The committee has been working for the past 2 years on a report that is available at the link provided below. The committee formed a work group to further review the recommendations and determine which should be presented at the Spring C.A.R. Board of Directors Meeting.

For the Diversity Committee Report, go to this link:

<https://www.car.org/meetings/carmeetings/summary-of-action-items/2025win>

Scroll down to **Diversity Committee Report, C.A.R. Board Leadership Diversity Roadmap Report, C.A.R. Model Committee Leadership and Election Policy for Local AORs** and click the link to the 11 page report.

Sherry Dickhoff  
Managing Broker  
**KW SAC METRO**  
KELLERWILLIAMS REALTY

C.A.R. Director's Report  
Winter 2025  
Federal Committee

2027 Tax Cuts expire this year.

Public Policy Survey (Helps C.A.R. and N.A.R. shape policy) Results:

4% of Realtors responded.

Top Priorities

Oppose Rent Control and support Landlord's rights

Oppose Property Tax

Support Capital Gains Exclusions

Oppose Point of Sale Requirements

Homeowner's Insurance Issues

Interest Rates and Fees

Transaction Tax

2/3 Support re-zoning commercial to residential

1:3 have experienced discrimination in the past year.

N.A.R. Reports:

Housing Policy

Housing Opportunity Grant Applications are Open.

Federal Financing and Housing (Priorities):

Review Housing Voucher Issues

Expand Farm Home Products and educate consumers

VA Loans-

Permanently allowing certain closing costs to be paid by seller

Look at assumability, portability and other cost hindrances.

Conventional Finance

On watch, waiting to see what the current administration policies will be.

Equity Sharing

Condo Issues

Insurance Issues

Federal Tax

Reduction of barriers to home ownership:

1. Incentives to help 1<sup>st</sup> time buyers save for down payment and closing costs:
2. Allow Withdrawals from employer contributions to buy 1<sup>st</sup> home.
3. Withdraw savings i.e. left over 592 Education Savings
4. Provide Disaster Relief by allowing investors who sell to 1<sup>st</sup> time home buyers who have lost their home in a natural disaster to receive capital gains tax relief.

C.A.R. will produce an issues brief. More info this spring.

Overview of the 119<sup>th</sup> Session of Congress, 16 days in:

Advocacy Scoop is a podcast put out by N.A.R.

1. A Very Taxing Situation, January 2025
2. 2024 Wrap Up, December 2024

They will provide more information on Federal Issues:





C.A.R. Director's Report  
Winter 2025  
Property Management Legal Forum

Voted that C.A.R. should take a support position to AB 75, that Insurance companies should send a 30 day notice to the insured prior to taking drone photographs of a residential property.

Recommended that C.A.R. "SUPPORT" AB 1 (Connolly), which requires the Department of Insurance to review the Safer from Wildfire Regulations every 5 years and consider whether additional building hardening measures and community level wildfire mitigation programs should be included in the program.

Recommended that C.A.R. should **not** adopt policy to exempt Commercial Brokers from AB2992 Nguyen, Mandated Buyer Broker Compensation Agreements.

That C.A.R. adopt a "WATCH" position on legislation that would require real estate advertisements to clearly state if the pictures use virtual staging or otherwise are not an accurate representation of the property.

**Updates and Supports:**

The DRE will be working with legislators for an omnibus bill to clarify their regulations related to the BRBC:

1. 3 months vs 90 days
2. Define "as soon as practicable"
3. Misuse of words in the code

C.A.R. will be watching this process.

Oppose unless amended the proposal to raise the county recorder fee proposal. This legislation is pending introduction.

Property Insurance Market Update:

Commissioner Lara's sweeping reforms were finalized December 30. The regulations were scheduled to be approved this month (February.) and they include:

- Forward Risk Modeling: New approaches look at warming risks and more accurately identify risks and rates.
- Expedited Rate Review Process
- Provide discounts for mitigation efforts
- Rate Hikes may make insurance more unobtainable

Sherry Dickhoff  
Managing Broker  
**KW SAC METRO**  
KELLERWILLIAMS REALTY

These reforms are expected to be a catalyst for insurance companies to come back to California. Others are currently pulling back such as Liberty Mutual opting out of insurance for Condo Complexes. More companies are expected to return mid to later 2025.

AB 69 (Calderon) Fair Plan whether policies can be moved to the voluntary market.

AB 226- Reduce Fair Plan expenses by creating Bonds to provide cash flow.

Commissioner Lara issued moratorium on non-renewals on 1/9/25 for certain zip codes in LA County.

Executive Orders:

CEQA and Coastal Commission suspended in all of LA and Ventura Counties.

Price gouging and low-ball offers not allowed. DRE has been monitoring, and you should have seen multiple Public Announcements sent out by the DRE.

Local Permits must be issued within 30 days and Inspections must happen within 2 days of request in these regions recently hit by wildfires.

Watch Positions taken on SB 83 and SB 11 and SB 25.