PROFESSIONAL EDUCATION AND DEVELOPMENT
SPRING SACRAMENTO 2025

MISSION STATEMENT: Provide a forum to identify and communicate the professional and educational development needs of C.A.R. Members and to encourage competence and sustained success in the real estate profession through education.

FREE Member Benefits:
All required CE classes compiled to satisfy the DRE's 4-year RE License Renewal requirements:
FREE 45CE Package from C.A.R. Education

Ethics course and a Fair Housing course, bundled together to meet NAR's Triennial (2025 – 2027) education requirement. Sign up on car.org: https://www.car.org/education/licenserenewal/Ethics-Requirement

Other Education Resources
C.A.R. Members have access to the C.A.R. Buyer Representation and Residential Listing Agreement Bundle as well as The Role of a REALTOR® in Disasters. Both of these classes are normally for-sale.

Upcoming new courses include: Homebuyer Education, How to Handle Workplace Violence, Canva AI for Real Estate, and updates to the GRI Series.

AORs and brokerages can also reserve seats in upcoming classes.
Securing Classes for Your Brokerage or Local Association

Sign up for webinars, on-demand classes, and more!
Upcoming LearnMyWay® Webinars
Current Online Anytime Courses
Pre-License Courses
Harassment Prevention Courses

Fire Insurance Resources on car.org
car.org/marketing/clients/fireinsurance

PANEL: Insurance in CA and the Agent's Day to Day
Panelists: Melanie Barker, Cynthia Leal, Sheila Kamps-Frowsing

- The insurance landscape has changed immensely in recent years and not just when considering price.
- Various factors have led to California being a unique state in the insurance industry, including Proposition 103 in 1988.
- A consistent message heard from various insurance professionals is that CA has had lower rates than it should have for decades.

- Consumers and agents alike may do well with a fresh perspective and a re-education on insurance.
- A profitable insurance company could be a good thing because when homeowners need them, the hope is that they can help.
- Homeowners in CA should be vigilant about any guidelines there are around fires and any other common hazard in their area.
- Having a local Insurance agent could be helpful to distinguish when a claim needs to be filed. Knowing that distinction could save homeowners a lot of money.
- Understanding the Fair Plan and how all of the different components work together could be helpful for homeowners as well.
- There are success stories out there and apparently Farmers will still insure homeowners in California.

Contact me if you would like access to the slides of this forum.

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REALTOR PARTY OF CALIFORNIA FUNDRAISING
AND MEMBER MOBILIZATION FORUM(FAMM)
C.A.R. DIRECTOR
SPRING SACRAMENTO 2025

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.

Reminder of the the legislation success of your donations to RAF and HAF!
AB 2992: Mandatory BRBC for ALL RE licensees in CA.
SB 684: Streamlines the approval process for development projects of single family subdivisions.
SB 1103: Requires notice of specified rent increases to leases of commercial real property.
AB 2493 Regulates the circumstances in which landlords can charge an application screening fee.

These bills were STOPPED:
SB 1462 Developers from using buyers deposit of escrow to use for constructions costs.
AB 1932 A bill to remove the mortgage interest deduction on second homes.
AB 2187 A bill that would have established the Officer of Tenants Rights and Protections to host and maintain information already available elsewhere.
AB 2539 A bill that would have restricted mobile home park owners from selling their park until they first collected offers from resident organizations.
PROP 33: Costa Hawkins was defeated!

Reminder about the podcast: Unlocking California Politics: great information from CAR-stay updated!

Action Item 1:
Raising the RAA-Realtor Action Assessment dues
Adopted in 2010 at $69 mandatory state political assessment.
Payment is a requirement to maintain membership with C.A.R.
The RAA funds support political action committees such as CREPAC-State, CREIEC(Federal) and IMPAC. Increase options: (a) 2026 by $33 to $102 or (b) in phases: 2026: $102 2027: $135 2028:$168. (c) increase by $99 in 2026.
Sent back to Strategic Planning Finance Committee(SPF) for review and make the final recommendations to the Board of Directors for the Fall meeting. Stay Tuned an increase is coming!

ACTION ITEM 2:
That the RAA State PAC Allocation be changed to 20% CREPAC-State, 40% IMPAC-State, and 40% CREIEC.
Currently the 2025 State PAC Allocation is 57% CREPAC-State, 10% IMPAC-State and 33% CREIEC.This too went back to Strategic Planning Financing for review.

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MLS POLICY
C.A.R. SACRAMENTO
SPRING 2025

Mission Statement:
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.

Data Dictionary and more fields coming regarding home accessibility for the impaired.

One Action Item:
That C.A.R. support a modification to NAR's MLS policy to remove the office exclusives carve-out from its Clear Cooperation policy.

Huge debate in this committee, then on the BOD floor.
It has passed and its on its way to NAR.

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Risk Management
Member Legal Forum
CAR Spring Meetings
Eileen Schamber (209) 483-1654

We received a Home Warranty update about the new changes to AC units. A12 is now required and you should study up on it. Here is a link to California Building Requirements for HVAC replacement, *Calbo.org* or you can also reach out to Home Warranty Company Representative regarding this as more units will need to be replaced as parts are unavailable to keep them working. Make sure you have the best home warranty company on your team.

There was not a lot of new information from Gov but here is what he did report.

1. New rental laws that have now gone into effect.
2. Governor extended the state of emergency in the fire areas until July 2025. This is regarding price gauging and trying to buy up property cheap. There have been 3 realtors arrested for violating this and I am sure we will get more on this later.
3. CAR opinion says you should not be doing open houses outside your brokerage; this could go against the DOJ Settlement rules. CAR Open House Advisory coming soon!
4. Are you sharing reels or video from homes you toured without permission? This is a violation if you are without permission from the listing agent and the seller! Listing Agents may want to ask their sellers about this when listing a property.
5. Corporate Transparency Act Filing are no longer required.
6. Commercial and Residential now require a BRBC by everyone.
7. RPA will be getting some tweaks, more to come from forms committee
8. NAR has new Clear Cooperation Rules, MLS rules may be affected by this, more will come from Metrolist. CRMLS is not going to adopt NAR rules.
9. Balcony Inspections are due by the end of this year. A lot of controversary around this due to the cost to HOA associations. Lots of suggested legislation to pause the date.

Janna Gardener, CAR Attorney reported on top Hotline Issues.

1. When is Acceptance, when the contract or final counter is delivered to the buyer or their agent.
2. Leased or Liened Items continue to be a problem, be careful how you advertise it in the MLS. Make sure that you and your client understand the liened item contracts. Liened or Leased Items are a contingency in the contract, there is a special solar disclosure.
3. Contingency removal and mistakes regarding this. Please talk to your broker if you do not know how this applies to your transaction
4. Representation agreement in listing agreement needs to be followed up and delivered to seller prior to the listing expiring. You must provide each person that viewed the property, not the agent that showed it!
5. Agent Visual Inspection Disclosure, you cannot force buyer's agent to produce this document. It is part of the Transfer Disclosure Statement and if you deliver this late the buyer has 5 days to cancel and receive their deposit back even if they have released all contingencies. So best practice would be to send with all other disclosures.

Fair Housing Policy Meeting
Spring Meetings 2025
Eileen Schamber 209-483-1654

MISSION STATEMENT
The Fair Housing Policy Committee will evaluate current and proposed government policy that will address fair housing, discrimination in housing, reparations, and homeownership rate gaps, including but not limited to zoning, federal subsidies, affordable and market rate housing, and rental housing and make recommendations to the Legislative Committee and the Federal Committee, or to the Board of Directors. The Committee will also explore ways to strengthen relationships with organizations that support fair housing, increasing housing supply, and affordable homeownership opportunities.

Action Item 1
That CAR Support AB1244 (Wicks) if Amended to provide 50% of the funds generated by a vehicle miles traveled “in lieu fee” to the California Dream for All equity sharing downpayment assistance program.

These fees would be collected from developers and would go to general fund unless CAR can get some for our downpayment assistance programs.

Action Item 2
That CAR SUPPORT AB 595 (Carrillo) if AMENDED to allow families to recover their investments in home maintenance and improvements and ensure that the property owner receives 20% of the area median income increase during their term of ownership.

This bill is related to “Building Home Ownership for All Program” within the State Treasurer’s Office to use federal Low-Income Housing Tax Credits while also seeking to establish a “New Markets Tax Credit Program” to construct deed restricted “for sale” housing for families making no more than 80% of the area median income, deed restrictions akin to those used for inclusionary zoned housing units.

These two items took our entire meeting time to discuss and make the motions that finally passed and moved onto Legislative Committee. We will be having a zoom call to complete our agenda items that there was no time to finish with. If anything is important or if there are any action items I will follow up with a new report that will be sent to all LAR members by email.

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Home Ownership Housing Committee
Spring 2025, Sacramento CA
Eileen Schamber, Region Representative

MISSION STATEMENT
The Home Ownership Housing Committee is a policy committee. Its mission is to implement C.A.R. policy on home ownership issues in the legislative and regulatory arenas. It has original jurisdiction over the following issue areas: Common Interest Developments, Housing Policy, and Manufactured Housing.

Final Homeowner Association Working Group Report along with Recommendations

MISSION STATEMENT
Given prior challenges presented to proposals seeking to mandate HOA websites the Working Group will evaluate policies directed at holding homeowner associations or homeowner associations managers accountable to the homeowners they serve. Specifically, the working group will evaluate legislation of others seeking to create more accountability within the HOA management space to ensure that there are other remedies beyond civil lawsuits to enforce the law.

The working group brought the following motions for approval of the Home Ownership Housing Committee and moved on to Legislative Committee where all the motions passed:

(a) Mandate that the balcony inspections reports be included within the suite documents an HOA is required to provide to homeowners and buyers in connection with the purchase of real property that is managed and maintained by a homeowner's association pursuant to the requirements of the Davis Stirling Act;

(b) Void any CC&Rs of an HOA which make it the HOAs responsibility to maintain exclusive right to use areas defined within the HOA's CC&R's for exterior elevated elements, provided that element is attached to a unit owned by a property owner. The unit owner shall then be responsible for maintaining the exclusive right to use common areas attached to their home provided the unit is located within a building that has no more than two stories;

(c) Mandate the inclusion of a statutorily prescribed summary page for the balcony inspection report that, at a minimum, includes i) a standardized inspection scale; ii) general HOA property and unit information; iii) identifies exemptions from GSE critical repair definition that may be available to the HOA; iv) other relevant disclosures.

(d)That the Home Ownership Housing Committee consider recommending that C.A.R. SUPPORT AB 739 (Jackson) if amended to: a) Require HOA managers to maintain a real estate license; b) Exempt uncompensated or unpaid HOA managers from being required to maintain a real estate license; and c) include a delayed effective date for manager compliance of January 1, 2028.

(e) That the Home Ownership Housing Committee consider recommending that C.A.R SUPPORT efforts to encourage Fannie Mae and Freddie Mac make the list of condominium developments that have qualified and not qualified for their financing public publicly available, like FHA.

Two Report Only items were brought for discussion also:

1. *That the HOA Working Group requests that the Leadership team consider appointing a Task Force to investigate insurance issues generally that affect real property in California, and to include in that investigation HOA balcony inspections which are creating additional pressures resulting in insurance denials within common interest developments.*

2. *That the Working Group requests the Leadership team to consider appointing a Task Force to investigate specialty licensing or endorsements and educational requirements for licensee specialties to increase consumer protection across all areas of the real estate license.*

After the Homeowner Association Work Group finished up we had some regular business as follows. These motions came to floor and were approved as follows:

1. *That CAR SUPPORT IF AMENDED SB 299 (Cabaldon) to restore existing state notice requirements for emergency and ordinary ordinance adoption.*

2. *That CAR SUPPORT SB 722 (Wahab), which seeks to prohibit Reits and Hedge Funds from purchasing new construction for 5 years.*

3. *That CAR SUPPORT AB1240 (Lee) which prohibits the ownership of 1,000+ Homes (1-unit)*

4. *That CAR WATCH AB 956 (Quirk-Silva) Increases Number of units per single family lot one detached ADU to two detached ADUs for a total of 3 ADUs per home.*

The Committee has more business to discuss but our meeting time ran short so this will be done via a zoom meeting in early May.

2025 C.A.R. Spring Business Meeting

Legislative Committee Report

There were no action items

Policy Committee Reports were reviewed and will be reported on by other members of our team for the following committees

1: Environmental Sustainability:

2: Fair Housing Policy

3: Home Ownership Policy

4: Transaction and Regulatory

5: Investment Housing

6. Local Government Policy

7. Taxation and Government Finance

Sally Motta

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Environmental Sustainability Committee Report

There were no action items

Updates and Reports presented

A. STATE

1. Support Climate Change and Natural Hazards bills:
    a. AB 300- Fire hazard severity Zones
    b. AB 303- Battery Energy Storage Facilities
    c. AB 616-Community Hardening Commission
    d. AB 39-General Plans: Local Electrification Planning Act. Can now support because added language inserted emphasizes the importance of incentivizing and subsidizing property owners when implementing these types of measures.
    e. SB1143-State Fire Marshall: Home hardening – IF Amended
2. Support Environmental
    a. AB 852-Air Pollution: Water Heaters and Furnaces. Banned areas would allow exemption for installation of gas appliances if they utilized a propane conversion kit when installing the appliance
    b. SB 232- California Environmental Quality Act: Modeling Lock-In-Study
    c. SB 328- Hazardous Waste Generator Permits: Housing Development Projects
    d. SB 676- California Environmental Quality Act: Judicial Streamlining in Areas Declared State of Emergency for Fires
3. Support Resource Development
    a. AB 462- Land Use: Coastal Development Permits and Accessory Dwelling Units. Permanently exempt Construction of ADU's from Coastal Development Permit requirements in Los Angeles County if declared by the Governor as a State of Emergency on or after 2/1/25.
    b. AB 514- Emergency Water Supplies
    c. AB 1007-Land Use: Development Project Review. Streamlining permitting process
    d. SB 474-State Air Resoucrces Board: Revocation of Regulatory Authority, Would no longer have authority to make, change or repeal regulations and would become an advisory only board.

4. Support Subdivisions and Development
    a. SB 514- Wildfire Prevention: Assessment and Accreditation Would extend indefinitely the state's effort to develop, and train specified organizations on defensible space and home hardening inspections & requires the Department of Forestry and Fire Protection to accredit local governments, fire safe councils, and neighborhoods for following wildfire prevention practices.

B. FEDERAL

1. EPA moves to Redefine "Water of the United States". Army Corp of Engineers and EPA are working to better define the new narrowed scope of federal jurisdiction under the Clean Water Act. NAR is active on this issue.
2. Bipartisan bill to create disaster resilience tax credit. This would potentially offer federal tax credit to homeowners implementing protective upgrades to their properties. C.A.R. supports this bill.

Professional Standards Committee Report

There are NO action items

There is NO new business

2025 CAR Spring 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.
- Los Angeles County Wildfire Recovery has a task force after over 50,000 acres burned earlier this year. Realtors and elected officials are working to solve issues regarding relief, recovery and how to rebuild. Issues with property taxes, assessments and appraisals. Trying to prevent Scammers & Predators.
- Orange County is fighting a Gas Appliance Retrofit requirement. Already a housing shortage, high prices & Highest poverty rate at 18%. Target Gas Appliances. Costs passed down. Strain on electrical grids. $72k for 1978 home.
- CAR subsidizes "Californians For Homeownership." They Sue cities that do things that hinder home ownership. Berkely, banned Gas Appliances. We sued and won. You can't ban gas appliances. Trying a different strategy. Trying to ban appliances that produce Nitrogen Oxides (NOX). aka Gas Appliances.
- Sue cities to make sure developments are progressing without Erroneous taxes and fees. There are over 30 builder remedy projects in Beverly Hills.
- Southland Regional Association dealing with Tenants Rights. Free Private Attorneys for Eviction Defense. Landlord hostage to pay buyout. Tenant activist groups training lawyers to access city funds. Develop a Just Cause Ordinance.
- Rent Registry. Owners to Register All properties, their Tenants and their own Personal Emergency Contacts. Sounds like Deceptive Data Collections.

Global Real Estate Forum

Global? We are all Global. CIPS designation makes you the go to person. Educate, then take action on it. Mentors available. Access to world directory. Name of country and lists what agents are in each city and their specialties. Build a rapport. NAR ambassadors to each country can help guide you. Use CIPS referral form. Learn about our differences to determine best practices. Mentor program if you are a CIPS with Zoom's monthly. Do you Love to travel? Different cultures. People love to talk about real estate and building wealth. Retirement plan. Beach front home, maid, chef, driver etc. Currently there are 78 countries, 155 Associations with bilateral agreements. Connecting with Realtors world wide not just random agents etc. Learn to Understand currency fluctuations and how best to utilize investing opportunities. USA Select. Investors looking for opportunities. Think globally, sell locally. Use this to Get more listings by Telling stories of working with global clients. Post about it.

Join a committee and network. Be seen, Be heard, Be known. Best time to buy in California was a long time ago. Second best time is as Soon As You Can. Long term trends predicted. Based on many international markets California property is often considered cheap. Condos in Singapore or Japan are extremely expensive. Homes in California can seem very affordable. Just too expensive for current population. Show buyers the numbers. Supply and demand will dictate higher prices Long term. Become the go to person.
- Don't be afraid. Join the Global Committee. Social Media. CIPS Certification.

Young Professionals Network Forum

- This is becoming more than just a Meeting. It has become a true Forum to share ideas, spark inspiration and grow your leadership in the Realtor Family.
- Collaboration and Networking events might require a Personal Invitations to Realtors Young and Old who may be new to the business. It should be called

"Your Professional Network"

Many associations are struggling to get their YPN's going. We have been blessed with Great Leadership. Our biggest problem is that we have 2 offices and sometimes we struggle to join together at Educational and/or Fun events. There were some good ideas shared and our LAR YPN is always open to yours. "Yappy Hour at the Dog Park" or "Speed Dating Networking with Affiliates" Both of these ideas were successful at other associations. Have a Better Idea? Come and Join the Next LAR YPN Event. I can Guarantee You'll Have Fun.

Kerry Suess CAR Director LAR President 2011, 2023
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Directors Reports for Spring CAR Meeting in Sacramento – Ed Ugarte Director

BUSINESS TECHNOLOGY FORUM - EXPLORING AI'S CURRENT LANDSCAPE AND FUTURE HORIZONS

The business technology session was presented featuring Dave Garland, Managing Director of Second Century Ventures. He shared a macro view of global AI trends and offer predictions on what's ahead. His discussion was based on the premise that any broker, agents, teams that don't incorporate AI into their businesses will become obsolete as those that do will be far superior. We strongly suggest, if possible, you attend the CAR fall meetings in San Diego/Chula Vista in September and attend all of the free AI classes provided because of your CAR membership. A few of the AI sites he recommends were Lovable.dev where I asked it to build me a mortgage affordability calculator and within one minute, I had a fully functioning calculator to use with clients. He also recommended durable.co where you can create a fully functioning real estate specific website in 30 seconds which is fully customizable by you. So, keep an eye on the CAR emails and sign up for Reimagine Expo in San Diego.

Standard Forms Advisory Forum
Seeking Member Input, Seller Payment to Buyer's Broker Dan Hershkowitz

Residential Purchase Agreement, #3G(3) - In July 2024, paragraph 3G(3) of the RPA allowed a buyer to ask the seller to pay for the buyer's broker and included the amount requested. The seller's agreement was linked to the amount the buyer agreed to pay the buyer's broker. The form at that time required the buyer to give the seller, upon request, a copy of the compensation portion of the buyer representation agreement (such as form BRBC). - In December of 2024, the requirement to provide the buyer representation agreement was removed because of objections in the field, however the linkage between the seller's promise and the buyer's representation agreement remained. The December 2024 version of the RPA replaced the requirement to provide a copy of the buyer agreement to the seller with, instead, an affirmative representation that a buyer representation agreement existed, that it applied to the seller's property, and that the buyer was not obligated to pay less than the seller's commitment in 3G(3). 4 - Continued discussion among agents has revealed that there are still issues in the field. One possible different way to address the situation is to make the seller's commitment to pay the buyer's broker stand on its own and not be tied to the buyer representation agreement. In that sense, the seller's commitment is more like any other seller credit, but it is to be applied to compensation. The seller's agreement is based on the seller's evaluation of the benefits to the seller of making the payment, not on the separate agreement reached between the buyer and the buyer's agent. - Whether the Standard Forms Committee decides to apply this new approach, to go back to the previous version of the RPA or to make no changes or something else has not been decided and will be discussed by the Committee. Member input is welcomed. The draft includes removing the buyer affirmation language from paragraphs 3G(3) and 18.

C.A.R. is committed to maintaining a library of forms that is both legally current and reflects current practice. Form revision dates reflect the last date that C.A.R. legal staff and Standard Forms Advisory Committee have reviewed the form. C.A.R.s goal is, by the end of a calendar year, to have all forms in its library with a revision date no older than four prior to the end of the current year. The list of forms scheduled for regular review can be found at the following link: https://carorg.sharepoint.com/:x:/s/REBS StandardForms/EQUpuVdYQ5pEuiRNXoMhU QBoS2MbiXaCr_TTAHvE1CaRQ?e=nTpLc0.
If you want to make you aware of them in case you have any recommendations for any of them. If so, please send your suggestions to carforms@car.org

Taide Zamora

Transaction & Regulatory Committee

CAR Spring meetings 2025

AB 723 (PELLERIN) REAL ESTATE DIGITALLY ALTERED IMAGES: DISCLOSURE*

– AB 723 seeks to require disclosure in the advertising of real property when virtual staging or digitally altered images are used. The bill has been amended to include substantive language that attempts to distinguish between materially altered images and standard photo enhancements. However, the current draft does not clearly limit the liability of licensees for advertising content displayed on third-party websites, which may automatically pull listing data and remove embedded disclosures.

MOTION TO OPPOSE ADOPTED

AB 493 (Harabedian) Property insurance notice of cancellation

– Under current law, a financial institution that receives money in advance for the payment of taxes and assessments or for the payment of insurance must pay interest on the money received. AB 493 would add insurance proceeds that are held in an escrow account following property damage or loss to the list of circumstances under which a financial institution must pay interest to the borrower. The bill would also prohibit a financial institution from charging any fees in connection with the maintenance or distribution of these funds.

MOTION TO SUPPORT ADOPTED

AB 597 (Harabedian) Public insurance adjusters

Public Insurance Adjusters assist policyholders in negotiating insurance settlements and are regulated and licensed by the Department of Insurance. AB

Taide Zamora

597 would add protections for policy holders who utilize public insurance adjusters by allowing policy holders, among other protections:

• A right to cancel the contract after signing.

• Limiting the adjuster fees to 15% of the recovery in cases when the insurance proceeds arise from a catastrophic disaster (Many states have caps on such fees generally or have caps on fees after natural disasters including Florida, Hawaii, Illinois, Kentucky, Tennessee, and Texas)

• The contracts must clearly outline the services being provided and the specific claims or coverage they will handle.

The bill is sponsored by the California Department of Insurance.

AB 597 is a result of abuses that have occurred in this area with vulnerable homeowners including high pressure sales tactics, conflicts of interests, and other concerns.

MOTION TO SUPPORT ADOPTED

AB 1430 (Bennett) County Recorder Fees

– Current law caps recording fees at $10 the first page and $3 for each additional page with $1 of each additional page fee going to the county general fund. AB 1430 would raise those limits to $15 for the first page and $4 for each additional page require that the fees not exceed the reasonable costs of the county recorder's office for providing the services and dedicate the funds solely to the county recorder's office's operations.

C.A.R. currently has policy to oppose general fee increases unless tied to the consumer price index (CPI). These proposed increases appear to align with CPI. As a result, C.A.R. has a watch (neutral) position on this increase and the bill as it is currently in print.

Same day e-recording is still not available in all counties. As a part of these ongoing negotiations and to investigate whether same-day e-recording in all

Taide Zamora

counties would be palatable financially to REALTORS ® and their clients,, staff is seeking direction from this committee as to whether the committee would be willing to amend to bill to add an additional $1 fee to the current caps and mandate a fee study by the counties to investigate how much the additional fees for same day e-recording in the counties would be?

MOTION TO AMEND TO STATE THAT THE $1 FEE BE CHARGED ONLY IN THOSE COUN TIES WHERE NO SAME DAY RECORDINGS CURRENTLY TAKE PLACE FOR A FEASABILITY STUDY. THE STUDY TO BE COMPLETED BY END OF YEAR 2026 AS WELL AS THE FEE TERMINATING AT THE SAME TIME SUPPORTED.

FEDERAL ACTION ITEMS

A. REDEFINING "FIRST-TIME HOMEBUYER"*

– The current federal definition of a first time homebuyer allows individuals who have not owned a home in the past three years to qualify for various first-time homebuyer assistance programs. This definition is used across multiple federal housing programs, including FHA, Fannie Mae, Freddie Mac, and was used for past first-time homebuyer tax incentives. The Trump Administration and some members of Congress are considering redefining a first-time homebuyer as someone who has never owned a home at any point in their life.

MOTION TO SUPPORT MAINTAINING CURRENT DEFINITION ADOPTED