

What's New in Government Affairs

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LOCAL

SOUTH BAY: MTA officials may cut off funding for potential passenger trains between San Pedro, LAX and Downtown LA along the Harbor Subdivision rail line. A lack of future funding could set back passenger rail transit in the South Bay, even as other regions are continuing to plan for passenger rail as an alternative to private cars in freeway traffic.

CARSON: City officials request that sellers or sellers' representatives, and not buyers, work with the City in completing the required Residential Property Report during escrow. City code enforcement staff tell us they prefer to work with the seller in order to ensure authorization to enter the property. Contact SBAOR Government Affairs for more information.

LAWNDALE: City officials have stepped up enforcement of signage laws. Please be aware of signage laws in Lawndale and elsewhere; go to www.SouthBayAOR.com for a list of city signage laws. If your sign is confiscated, especially if from private property, call SBAOR Government Affairs as soon as possible. Cities do not have the legal authority to confiscate signs from private property if you obtain owner's permission.

STATE

WATER EFFICIENCY IMPROVEMENT BILL PASSES COMMITTEE: AB 474 (Blumenfeld) offers a workable alternative to point-of-sale for water efficiency upgrades to existing property. It passed Assembly Local Government Committee on April 22. This bill, supported by C.A.R., would allow local governments to create programs to finance water efficiency improvements. The use of a voluntary contractual obligation between property owners and utilities through both public and private incentives allows the homeowners to more affordably make the appropriate upgrades to their existing homes.

FEDERAL

NAR SUPPORTS MORTGAGE LENDING REFORM: To help Americans continue to achieve their dreams of homeownership, there must be a balance between safeguarding consumers in the lending process and ensuring reasonable access to mortgage capital. The Mortgage Reform and Anti-Predatory Lending Act of 2009 contains many reforms NAR has been seeking, but NAR President Charles McMillan cautions against overregulation. More details at www.REALTOR.org.

SENATE DEFEATS MORTGAGE CRAMDOWN BILL: The "cramdown bill", legislation allowing bankruptcy judges to modify mortgages was voted down by the U.S. Senate.

Why Government Affairs?

Every city makes decisions on taxes, point-of-sale, signs, rent control, property rights, and more. This impacts your client's ability to buy, sell, or develop their properties and your ability to do business. The South Bay Association of REALTORS® Government Affairs Program protects and advocates for you. For more information, call SBAOR Government Affairs at (310)326-3010 ext. 715