



LOCAL

WHAT IS OCEAN-FRIENDLY LANDSCAPING? Concerned about saving water, but also want to maintain your garden and landscaping? Join the Surfrider Foundation and West Basin Municipal Water District for a **free** workshop on how to develop an ocean friendly garden or landscape using the latest sustainable materials and techniques. Learn how to create a beautiful garden using native plants, water-efficient irrigation devices, permeable materials and on-site water retention techniques. This free workshop is on June 6, 9:30 AM - 1:30 PM, at Hermosa Beach City Hall, 1315 Valley Drive.

STATE

LEGISLATIVE DAY IS HERE! This Wednesday, REALTORS® from all over California will converge on the State Capitol to meet with our local elected representatives in the Assembly and Senate, and lobby for our industry. Stay tuned for future updates on Sacramento. Meanwhile, we are watching a few bills this year very closely, including:

- **AB 33 (Nava):** This bill opposed by C.A.R. would abolish the Department of Real Estate.
- **AB 255 (Anderson):** This bill, opposed by C.A.R., prohibits virtual globe browsers (such as Google Earth) from providing unblurred photographs of school, churches, government or medical buildings.
- **AB 603 (Price):** This bill would prohibit tenant evictions from foreclosed apartments in the first year of ownership.
- **AB 827 (Yamada):** This bill would authorize counties to impose document recording fees, not to exceed \$3 for the first page and \$1 thereafter, for archiving historical county records.
- **SB 206 (Dutton):** This CAR-sponsored bill effectively creates a first-time homebuyers tax credit of 10% of the sales price, up to \$8,000.
- **SB 407 (Padilla):** This bill opposed by C.A.R. mandates plumbing retrofits at the point-of-sale.
- **SB 660 (Wolk):** This bill would provide that a lender who recommends the a reverse mortgage owes borrower a duty of honesty, good faith, and fair dealing and must have reasonable belief that borrower understands risks, benefits, and reasonable alternatives.

FEDERAL

TAX CREDIT GUIDANCE FOR FHA LOANS ANNOUNCED BY HUD: The Department of Housing and Urban Development (HUD) announced a program that allows borrowers to use the first-time homebuyer tax credit for a down payment or closing costs on a FHA-insured mortgage. The details of the program were announced last Friday in Mortgagee Letter 2009-15.

The original guidance permitted lenders to offer bridge loans via second lien financing or short term loans. The newly released guidance allows lenders to offer the monetized tax credit for down payments in excess of 3.5 percent, closing costs and interest rate buy downs. Mortgage industry leaders have indicated that lenders will need some time to develop documentation for what will effectively be personal loans to the home buyer. Check out www.REALTOR.org for more information.

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