

What's New in Government Affairs  
September 18, 2009  
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## LOCAL

**SUCCESS! POINT-OF-SALE STOPPED IN REDONDO BEACH:** City officials were considering a point-of-sale mandate for sewer laterals on private property – this could have meant thousands of dollars in inspections and fixes in escrow. However, following our outreach and REALTOR® testimony, the City Council removed two line items from its Sewer System Management Plan which eliminated point-of-sale for repairing sewer laterals.

**LOMITA –OFFICIALS SEEK TO MAKE POINT-OF-SALE MORE STRINGENT:** The Planning Commission has called for a stricter point-of-sale Residential Property Report, and has asked the City Council to require on-site inspections and tighter standards before closing escrow. The Commission has expressed concerns regarding garage conversions, high density, and falling property values. Currently, the Residential Property Report inspection is done from the public right-of-way, while an on-site inspection is optional. City officials also report that stricter point-of-sale inspections will require a fee increase, which currently is \$240 due upon application.

## STATE

**SUCCESS! COASTAL COMMISSION POWER GRAB STOPPED:** AB 226 (Ruskin) and AB 291 (Saldana), give the California Coastal Commission judicial powers and unprecedented authority to stop permit applications. AB 226 would allow the Commission to act as both prosecutor and judge, while AB 291 would permit staff to halt applications without any basis other than an assertion of a violation. Both bills, not having the support necessary to pass, were placed on the Inactive File by their authors and can be voted on next year -- stay tuned.

**DOCUMENT RECORDING FEES STOPPED:** C.A.R. opposed AB 827, which would permit counties to impose a "transfer tax" up to \$3 per property-related document to fund archival services. This bill, lacking the votes necessary to pass, also was placed on the Inactive File by its author.

## FEDERAL

**ALERT! TIME IS RUNNING OUT FOR \$8,000 HOMEBUYER TAX CREDIT:** First-time buyers who purchase between January 1, 2009 and December 1, 2009 may qualify. NAR has sent an Action Alert to REALTORS® to contact your Congress member and ask them to expand and extend the homebuyer tax credit. If you've responded to the alert – thank you! If not, please check your email for an important message from SBAOR about this credit. Call SBAOR Government Affairs at (310)326-3010 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