



The South Bay Review

November 2025 Issue

A Message from our CEO

Nikki Vasquez

Chief Executive Officer

South Bay Association of REALTORS®



Hello South Bay REALTORS®,

I'm honored to serve as CEO of such a passionate group committed to advocating for housing and homeownership.

With your support this past year, SBAOR fought hard against local rental housing efforts to freeze rents and enact eviction moratoriums. We also advocated that any rental housing "maximum indoor air temperature" rule be based on health, science, and infrastructure feasibility—not an arbitrary number impossible for the entire county to meet.

At the State Capitol in April, we successfully opposed two major bills—AB 1157, which sought a permanent state rent cap, and AB 647, which would have allowed 8 ADUs on single-family lots, threatening homeownership and accelerating gentrification. Both were pulled that same day, halting their progress for the year.

The truth is, threats to homeownership and real estate keep coming, while advocacy costs continue to rise. The REALTOR® Action Fund (RAF) makes this essential work possible. It's nonpartisan and focused solely on protecting private property rights, homeownership, and our industry. I proudly contribute every year and thank those who have already invested for 2025.

If you haven't yet, I invite you to become a 2026 REALTOR® Champion by contributing to RAF. Your support protects your livelihood and the future of our profession.

Sincerely,

Nikki Vasquez

Upcoming Events

<p>11/4/25</p> <p>Investing in Jamaica</p> <p>9:30AM - 10:30AM</p> <p>(Via Zoom)</p> <p>REGISTER NOW</p>	<p>11/5/25</p> <p>Follow up strategies that will get more clients and close more sales</p> <p>10AM - 11AM</p> <p>(Via Zoom)</p> <p>REGISTER NOW</p>	<p>11/6/25</p> <p>MLS Training: New Agent Essentials</p> <p>9AM - 12PM</p> <p>(In Person)</p> <p>REGISTER NOW</p>
<p>11/17/25</p> <p>10 Ways to Find and Work with Real Estate Investors in 2026.</p> <p>10AM - 11AM</p> <p>(Via Zoom)</p> <p>REGISTER NOW</p>	<p>11/18/25</p> <p>Harnessing the Power of Loss</p> <p>11AM - 12PM</p> <p>(In Person)</p> <p>REGISTER NOW</p>	<p>11/18/25</p> <p>AI at Work: 3 Free Tools to Win Most Listings</p> <p>1PM - 2PM</p> <p>(In Person)</p> <p>REGISTER NOW</p>
<p>11/19/25</p> <p>Cash Isn't Always King</p> <p>2PM - 3PM</p> <p>(Via Zoom)</p> <p>REGISTER NOW</p>	<p>11/20/25</p> <p>MLS Training: New Agent Essentials</p> <p>9AM - 12PM</p> <p>(In Person)</p> <p>REGISTER NOW</p>	<p>11/20/25</p> <p>2026 Vision Board Business Planning Workshop</p> <p>2PM - 3PM</p> <p>(In Person)</p> <p>REGISTER NOW</p>



Big Things Are Happening: Want to be involved too?

Volunteer members are the backbone of the association and when you choose to serve on a committee, you open up a world of possibilities for networking, professional growth, and career opportunities while serving your association. This is your chance to make positive changes in your communities, government and the industry – shaping the future of real estate in the South Bay.

[READ MORE](#)

November Featured Articles

SBAOR NEWS

Updates from your Government Affairs Director

Updates from your Government Affairs Director include - State Legislative updates, Federal Legislative updates, & past and upcoming events with the SBAOR.

[Read More](#)

Affiliates in Action: Spotlight

Highlighting for the month of November is Sarah Perahia with Flagstar Bank.

[Read More](#)

SBAOR Member Benefit: License Renewal

We offer our members many helpful benefits and want to highlight them; first up; License Renewal!

[Read More](#)

CAR NEWS

Housing Providers Must Accept Applicants with Housing Vouchers

C.A.R. is reminding rental housing providers that California law prohibits rental housing providers from discriminating against prospective tenants based on their source of income—including those who use housing subsidies such as Section 8 Housing Choice Vouchers, down payment assistance or security deposit assistance.

[Read More](#)

Transaction Rescue™

Transaction Rescue™ is a FREE C.A.R. member benefit, previously known as Mortgage Rescue™ Finance Helpline, providing both answers and assistance with moving your stalled real estate transactions forward.

[Read More](#)

2026 New Laws

The attached chart summarizes new laws passed by the California Legislature that may affect REALTORS® in 2026.

[Read More](#)

Legal Live Webinar: New Laws for 2026

The 2026 New Laws Webinar will highlight the most important new laws affecting REALTORS® and real estate practice. Webinar 11/5/25.

[Read More](#)

Legal Live Webinar: New & Revised Forms

Forms! They keep evolving. You keep adapting. We'll make sure you stay ahead. Join C.A.R. attorneys Neil Kalin, Justin Murakawa, and Olivia Van for a free 1-hour Zoom webinar covering the updated RPA and BRBC as well as 17 other new and revised forms. Webinar is 12/9/25.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)

New Laws Signed

Gov. Neil and Jana from C.A.R. answered many questions and will continue to provide updates as more information becomes available.

[Read More](#)