



Realtor® Advocacy

NEWSLETTER

February 2026

SBAOR is the leading authority for all real estate matters in the South Bay. This newsletter seeks to inform YOU about government and local events.

Do you experience issues in a city or know of a helpful resource? e-mail Gina@SouthBayAOR.com

Virtual Office Hours

Come Chat With Gina!

Have any questions about legislation, navigating City Hall or accessing city services? Want to share an experience or challenge you've had with a city? Or simply want to say hello to your Government Affairs Director?

Join via Zoom on Monday February 9th, 2026 11:00AM-12:00PM

[JOIN HERE](#)

Did You Know?

Government Affairs Committee (GAC)

The SBAOR's [Government Affairs Committee](#) (GAC) advocates for our REALTORS®, communities, and industry, as well as homeownership and property rights. GAC fosters relationships with elected officials, government staff, and coalitions, in order to effectively advocate for realtor priorities.

SBAOR Members interested in learning more about the role of government in organized real estate and the vital importance of advocacy are welcome to attend monthly meetings held on the third Thursday of each month at 9am. E-mail Gina@SouthBayAOR.com for more details.

State Legislative Updates

Rent Control Bill Defeated!

C.A.R. achieved a significant victory recently when **AB 1157** (Kaira) failed in the Assembly Judiciary Committee, receiving only four votes. **The bill sought to establish permanent statewide rent control covering nearly all rental housing—including single-family homes currently exempt under state law—and to lower existing rent cap limits.** C.A.R. opposed the measure, arguing it would discourage housing investment, reduce rental supply, and harm small property owners. This outcome marks an important win for the REALTOR® Party and for Californians who believe increasing housing supply is key to solving the state's housing crisis.

C.A.R. Opposes AB 1406

C.A.R. strongly opposes Assembly Bill 1406, which would increase the cap on liquidated damages in new condominium purchases from 3% to 10% of the purchase price. The organization argues that this change would weaken long-standing consumer protections and risk buyers' life savings for the benefit of developers, who intend to use these funds for project financing. In response, C.A.R. issued a statewide Red Alert urging members to contact legislators and advocate for a "no" vote.

Federal Legislative Updates

White House Floats New Path to Homeownership Using 401(k) Savings

The administration is signaling a new approach to easing housing affordability pressures by proposing to allow Americans to tap their 401(k) retirement accounts for a home down payment. While details remain unsettled, the concept would mark a notable shift from current law, which generally permits limited, penalty-free withdrawals from IRAs—but not employer-sponsored 401(k)s—for first-time home purchases.

South Bay Cities Update



Carson, CA

Carson is Recognized for Sustainability

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El Segundo, CA

New Encroachment Permit System

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Gardena, CA

Aquatic Center coming soon!

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Hawthorne, CA

"Hawthorne City View" January 2026 Issue is out now

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Hermosa Beach, CA

Hermosa's State of the City honors progress and residents

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Lawndale, CA

Proposed Increase of Trash & Recycling Service Rates

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Lomita, CA

Congratulations to Mayor Segawa & Mayor Pro Tem Waite!

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Manhattan Beach, CA

Short-Term Rental Vote - 2026 FIEA World Cup Failed

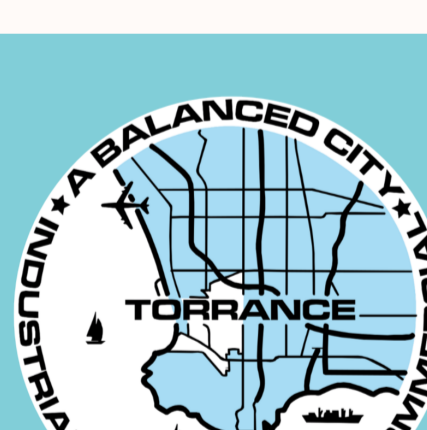
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Redondo Beach, CA

New Chief of Police!

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Torrance, CA

New Online Permit Portal

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San Pedro, CA

News from City of Los Angeles, Councilmember, Tim McOsker

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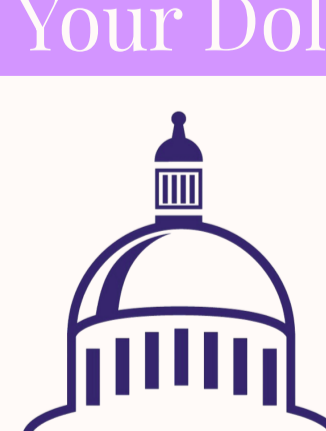


Los Angeles County

Resources & Information for Landlords & Rental Property Owners

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Your Dollars At Work



None of this work is possible without you! Contributions to the REALTOR® Action Fund (RAF) is an extremely important **advocacy** tool that promotes the values of organized real estate in government. **Your real estate business is constantly under attack. Every dollar** is used to advance realtor interest.

The RAF empowers us to be the singular force behind defending private property rights in the South Bay. We need the help of all REALTORS to protect our livelihood through advocacy.

[CONTRIBUTE TODAY](#)

If you have any questions, please contact Gina Hoskins at Gina@SouthBayAOR.com



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