

**For Immediate Release**

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## **SCCAOR REALTORS® to Lobby for Consumer Rights**

San Jose, Calif. – Over 50 REALTORS® of the Santa Clara County Association of REALTORS® are heading to Sacramento tomorrow to lobby state legislators on issues affecting consumer rights. June 4 is the statewide REALTOR® Legislative Day.

When they meet with Assembly members and senators from the Silicon Valley, SCCAOR REALTORS® will focus on legislation that would directly impact homeowners and buyers: AB 2678, SB 1055 and SB 1448.

AB 2678 would mandate an energy audit of a house at point of sale and require retrofits to ensure energy efficiency. An audit costs \$400 and retrofits may cost thousands of dollars. The burden of ensuring energy efficiency should fall on government energy regulatory agencies. Such a bill would hit seniors the hardest since they tend to live in older homes that may need considerable investment to make it energy efficient. SCCAOR REALTORS® will urge senators to vote against AB 2678.

When they meet with members of the state Assembly, SCCAOR REALTORS® will encourage them to support the amended version of SB 1055. The bill would prohibit the taxation of “phantom income” that affects individuals who have a loan forgiven or are forced to foreclose. A similar bill passed Congress last year and the amended SB 1055 would extend the time period to three years, consistent with the federal bill.

SB 1448 would authorize the Department of Real Estate to issue citations for unlicensed real estate agents, and increase the fines for them. The fines would be used to ramp up prosecution of such violations. SCCAOR REALTORS® support SB 1448.

“Our association stands at the forefront of defending the rights of homeowners and homebuyers,” SCCAOR President Dave Walsh said. “We work from the federal level down to the local level. Leg Day is an occasion that highlights our commitment to consumers.”

SCCAOR REALTORS® will meet with assemblymen Ira Ruskin, Joe Coto, and Assemblywoman Sally Lieber, and Senators Joe Simitian, Abel Maldonado and Elaine Alquist. They will also meet with a representative of Assemblyman Jim Beall.

**About the Santa Clara County Association of REALTORS®**

SCCAOR, established in 1896, is California's oldest and Northern California's largest real estate association. We represent about 10,000 REALTORS® and affiliate members. SCCAOR exists to meet the business, professional and political needs of its members and to promote, protect homeownership and private property rights.

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