



CALIFORNIA
ASSOCIATION
OF REALTORS®

C.A.R. Update

Kevin Cole

Region 19 [SCCAOR]

Thank You to ALL 27 C.A.R. Directors!

Kevin Cole, R19 Chair

Gustavo Gonzalez, R19 Assistant Chair

C.A.R. 2021 Officers:

Dave Walsh [SCCAOR] as President

Otto Catrina [Bay East AOR] as President-Elect

Jennifer Branchini [Bay East AOR] as Treasurer

C.A.R. 2020 Spring Legislative Meetings - Sacramento

Sacramento - [aka] SIP-ramento meetings

"Unprecedented" Virtual "Zoom"

Spread-out over 3+ weeks of Committee/Forum mtgs.

No Legislative Day with No traditional "Capitol Hill" Visits

Pre- & Post SIP-ramento:

Mantra: "When in Doubt - Disclose"
Even more-so X-tra Due-Diligence with:
Head-Spinning Evolution of C.A.R. COVID-
related Forms:

Double-Check for Latest Breaking-News:

C.A.R. Coronavirus Microsite
Broker
Legal [Hotline]
Will Chea R19 RR Forms
M.I.L.

Hyper-Drive Evolution of COVID-related Forms [as of late 5/27/20]:

Coronavirus Property Entry Advisory and Declaration - Visitor ("[PEAD-V](#)")

Coronavirus Property Entry Advisory and Declaration - Seller ("[PEAD-S](#)")

Coronavirus Lease/Rental Property Entry Advisory and Declaration ("[PEAD-LR](#)")

Listing Agreement Coronavirus Addendum or Amendment ("[RLA-CAA](#)")
Posted Rules for Entry ("[PRE](#)")

Best Practices Guidelines for Real Estate During COVID-19 ("[BPPP](#)")

New and revised Guides and Other Materials:

[Real Estate Best Practices Guidelines and Prevention Plan for Showings
as of 5/21/2020](#)

[C.A.R. Document PRE \(Pictogram Sign\)](#)

[Industry Guidance Showing Rules FAQ](#)

[Stay-At-Home Orders for California](#)

[Stay-At-Home Orders for Cities and Counties as of 5/4/2020](#)

[Quick Guide - Guidance on Visual Inspection Disclosures](#)

[Quick Guide - Real Estate in a Safer at Home Environment](#)

[Quick Guide - Seller Refusing or Limiting Entry](#)

[Quick Guide - Showing Compliance: COVID-19](#)

[Eviction Moratorium Chart revised 5/7/2020](#)

[Legal Q&A - COVID-19 Landlord Issues](#)

[Slide Deck - Pandemic Unemployment Assistance \(PUA\)](#)

[6 Steps for Safe & Effective Disinfectant Use](#)

III.

**C.A.R. "BIZ" condensed to 1 Virtual B.O.D. Mtg on THU 4/30/2020
18 total "Action Items" in addition to multiple "Reports Only"**

Refresher of "Action Item" Highlights:

1. C.A.R. 2020 Ballot Initiative Task Force "Action Item"

"That C.A.R. allocate up to \$30 million from Association Reserves to fund a statewide campaign for "Homeownership for Families and Tax Savings for Seniors" on the November 2020 ballot."

B.O.D. Vote: 525 Yays versus 92 Nays

1 & 1/2 hour discussion involved 32 +/- "at-the-mic" virtual-speakers

REMINDER: Expands Property Tax Base Portability -

" ... to a replacement residence regardless of price or location ...

allow three transfers and ...

provides the same transfer opportunity for property owners ...

in state disaster areas or living on contaminated property."

C.A.R. submitted nearly 1.5M signatures to qualify the initiative for NOV 2020 ballot!

"On June 25th, the initiative will be considered officially qualified for the ballot."

2. MLS Policy "Action Item"

"That C.A.R. support NAR's proposed new mandatory MLS policy statement set forth below to be considered at NAR's upcoming "virtual" May Legislative Meetings, establishing the right of Participants to receive a data feed of their own listing information BUT request that the Participant's right to broker's off-market historical data be expanded to include all of the broker's off-market historical data in the system, or at a minimum, all of broker's off-market historical data reaching back to at least January of 2012 (the current IDX reach back for solds) - rather than limited to the previous (3) years as is currently proposed."

B.O.D. Vote: 559 Yays versus 41 Nays

10 +/- "at-the-mic" virtual-speakers

3. Transaction & Regulatory "Action Item"

Advanced from the "Wild-Fire Task Force" with "Legislative Committee: Approved"

"That C.A.R. "SUPPORT" AB 2703 (Gallagher), a bill which prohibits an insurer from deducting the value of the land if the insured decides to purchase an already built home in another location with insurance proceeds after a loss."

B.O.D. Vote: 628 Yays versus 9 Nays

11 +/- total "at-the-mic" virtual-speakers

[including motion/discussion/vote 17 Yays versus 619 Nays to "table"]

IV.

FINAL C.A.R. Update Item:

**KUDO's to R19 R.A.F. [Realtor Action Fund] participation -
& to R19 R.A.F. Chair Greg Carlstead**

ONLY C.A.R. Region with ALL Directors contributing at \$100+ contribution level.

"A" = Action = Advocacy = ALL-in

TY to ALL our All-Star R19 Directors & SCCAOR supportive staff:

**Ryan Alter; Colleen Badagliacco; Dennis Badaglicacco; Jen Beehler;
Frank Cancilla; Greg Carlsted; Will Chea; Kevin Cole; James Dill;
Larry Fargher; Gustavo Gonzalez; Doug Goss; Greg Haas;
Steve Hanleigh; Anne Hansen; Sandy Jamison; Robert Kulick;
Karl Lee; Barbara Lymberis; Terry Meyer; Trisha Motter; John Pinto
Carl San Miguel; Mike Sibilia; Rick Smith; Ann Thai; Dave Walsh**