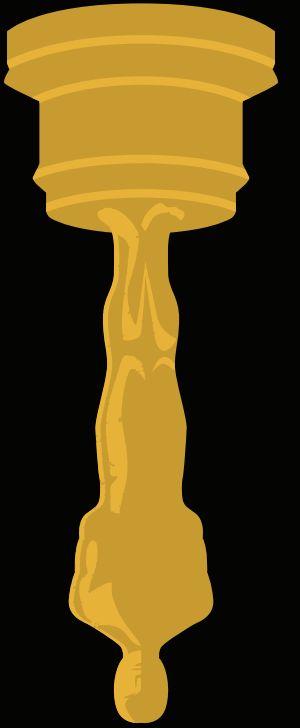


And the Award Goes to...

THE REALTOR® PARTY OF CALIFORNIA PRESENTS: 2024 THE REALTOR® PARTY OF CALIFORNIA ADVOCACY AWARDS

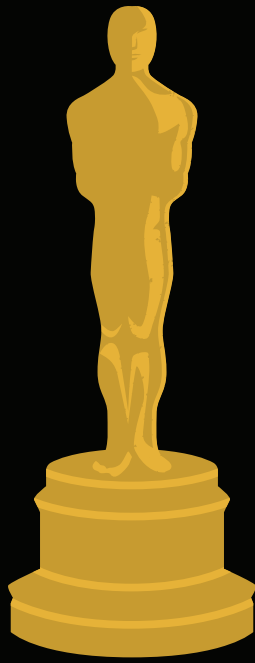


THE REALTOR® PARTY OF CALIFORNIA PRESENTS:

REALTOR® PARTY
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CALIFORNIA ASSOCIATION OF REALTORS®



YEARS OF LEADING THE WAY™



DON'T MISS THE AFTERPARTY COVERAGE!

*Get a more detailed look of C.A.R.'s 2024
Advocacy Wins by scanning this QR code.*





THE REALTOR® 2024 ADVOCACY AWARDS



Celebrating C.A.R.'s Biggest Homeownership and Property Rights Victories

In 2024, C.A.R. championed policies to preserve private property rights, improve consumer protections, increase the supply of housing, protect the real estate industry, and safeguard homeownership for future generations. These show-stopping achievements underscore C.A.R.'s commitment to advocacy and demonstrate our dedication to the entrepreneurial spirit and success of your profession.

Here are C.A.R.'s 2024 Advocacy Awards Categories and Winners...

FOR...ACHIEVEMENT IN TRANSPARENCY AND EFFICIENCY

Recognizing this year's scene-stealing legislative victories that enhance protection, efficiency, and transparency for homeowners.

- ★ C.A.R. sponsored AB 2992 (Nguyen) takes center stage. AB 2992 bolstered consumer protections by mandating buyer-broker agency agreements in all residential transactions—a true blockbuster moment for consumers and the real estate profession.
- ★ C.A.R. supported AB 2004 (Petrie-Norris) which will modernize California's recorded document laws to allow electronic documents to be notarized remotely. This legislation, a sequel to a C.A.R.-supported bill in 2023, streamlines real estate transactions for Californians, making it a big hit for transaction efficiency and accessibility.
- ★ C.A.R. opposed SB 919 (Umberg) which earned its place in the spotlight thanks to a critical script rewrite. As introduced, it would have stopped real estate licensees, among others, from conducting franchise sales. Through C.A.R.'s advocacy efforts, REALTORS® preserved the ability of real estate licensees to facilitate franchise sales.
- ★ C.A.R. opposed SB 1092 (Blakespear) which initially required the Coastal Commission to report on multifamily housing appeals. Thanks to C.A.R.'s advocacy, the script was rewritten to increase transparency by including all housing development appeals in the coastal zone. Ultimately, the bill faded to black in Assembly Appropriations.

FOR...ACHIEVEMENT IN CONSUMER PROTECTION

Recognizing legislative bills that strengthen homeowner protections, preserve generational wealth, and safeguard property rights during major life transitions.

- ★ C.A.R. supported AB 2016 (Schiavo) which provides low- and moderate-income families with access to an expedited probate process, ensuring families can keep a family's legacy alive by preserving generational wealth.
- ★ C.A.R. supported AB 3100 (Low) which ensures homeowners can keep their homes after a dissolution of marriage. This legislation is a showstopping win for protecting consumers during life's transitions.
- ★ C.A.R. supported AB 2424 (Schiavo) to ensure that financially vulnerable Californians retain the ability to sell their property instead of facing foreclosure—preserving a family's hard-earned equity and rewriting the script for their financial future.

FOR...ACHIEVEMENT IN PROTECTING PROPERTY OWNERS

Recognizing C.A.R.'s efforts to safeguard the rights of property owners by defeating these bills:

- ★ C.A.R. opposed and defeated AB 2216 (Haney) which would have created drama for housing providers, as it would have required landlords to allow multiple pets in rental units without the ability to charge additional security deposits. In the end, the bill didn't make the final cut.
- ★ C.A.R. opposed and defeated AB 2539 (Connolly) which would have diminished private property rights by prohibiting mobile home park owners from selling their park until they first solicited offers from resident organizations.
- ★ C.A.R. opposed and defeated AB 2584 (Lee) which sought to arbitrarily limit real property investment opportunities and created a minefield of title issues for investors caught up in the proposed law. C.A.R.'s advocacy kept the plot focused on protecting private property rights and generational wealth.
- ★ C.A.R. opposed and defeated AB 2930 (Bauer-Kahan) which would have added layers of unnecessary complexity to real estate transactions. Thanks to C.A.R.'s advocacy efforts, this legislation was cut from production.

FOR...ACHIEVEMENT IN HOMEOWNERSHIP AFFORDABILITY

Recognizing the efforts to stop legislation or policies that would have raised fees, taxes, or other costs associated with owning a home or property.

- ★ C.A.R. opposed and defeated AB 1932 (Ward) which sought to eliminate the mortgage interest deduction for second homes, unfairly taxing hardworking families who own a second home.
- ★ C.A.R. opposed and defeated AB 2785 (Wilson) which sought to make it hard for housing providers to charge reasonable fees for tenant application screening and introduced numerous complications to the tenant screening process. C.A.R. successfully canceled this storyline, protecting housing providers from unnecessary complications and expenses.
- ★ C.A.R. opposed and defeated SB 1031 (Wiener) which would have created tax burdens on homeowners by empowering the Metropolitan Transportation Commission to impose a multi-billion-dollar parcel tax on real property located in Bay Area counties. C.A.R.'s advocacy ensured this proposal did not make it past the opening credits.

FOR...ACHIEVEMENT IN FAIR INDUSTRY PRACTICES

- ★ C.A.R. effectively trimmed the script to ensure the California Department of Real Estate (DRE) can focus on its mission to provide services to real estate licensees. During the 2025 state budget hearings, C.A.R. negotiated key amendments to protect REALTORS® from a 100% licensee fee increase with a 200% fee cap with no safeguards for future hikes. After C.A.R.'s intervention, the fee cap was reduced by 40%. More importantly, due to C.A.R.'s advocacy efforts, DRE is required to meet with stakeholders before proposing future fee increases and must host an annual hearing to report on DRE's financial status.

FOR...EXTRAORDINARY ACHIEVEMENT IN AN ELECTION

- ★ REALTORS® took center stage in the battle against Proposition 33, a measure that would have paved the way for extreme rent control across California. With fierce advocacy, active member involvement, and a strong coalition, C.A.R. defeated the proposition, shielding the states' working families from policies that could have severely harmed both renters and property owners alike. Prop 33 lost in every one of California's 58 counties, showcasing the power of California's REALTOR® Party.
- ★ REALTORS® played a key role in the passage of Proposition 34. The measure simply requires health care providers to spend prescription drug revenues on patient treatment instead of using those resources to promote no growth policies throughout California. A win for transparency and accountability, Proposition 34 reinforces the California REALTOR® Party's commitment to advocating for policies that keep all Californians in the spotlight.
- ★ REALTORS® stepped up to support Proposition 3, a measure that safeguards the right to marriage in the California Constitution, ensuring generational wealth opportunities and property rights remain extended to all families.



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C.A.R.'S AWARD-WINNING IMPACT: BEHIND THE SCENES OF A LANDMARK YEAR FOR REALTORS®

Best Cast Ensemble

The winner of the 2024 Advocacy Awards Best Supporting Cast is C.A.R.'s 200,000+ members, who empowered the California REALTOR® Party to advocate for homeownership, while ensuring consumers are not taxed out of their homes.

Thousands of Legislative Moves Shaped by C.A.R.'s Government Affairs Team

3,000+ Legislative bills were actively monitored by the C.A.R. Governmental Affairs team on issues critical to REALTORS® and their clients.

The California REALTOR® Party on Location: Legislative Day - May 1, 2024

C.A.R. rolled out the red carpet for its members at the State Capitol in Sacramento for our annual Legislative Day, which was attended by over 2,100 members and nearly 100 associations. Stay tuned for the 2025 event—don't miss your chance to take center stage in shaping California policies.