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		at CAR?			
		Training of members of the grievance			
		committee on the recent changes to Code of			
		Ethics complaints which can now shift the			
		burden of determining the appropriate			
		Articles/MLS rules alleged to be violated from			
		the complainant to the Grievance committee to			
		determine.			
	CTDC Naighborhoods continue to have noise				
	STRS-Neighborhoods continue to have noise	2. I think there are significant potential areas of			
	issues with short term rentals. Fines to	concern over litigation and potential			
	homeowners seem to be a cost of doing	Government regulation to the traditional			
	business for some. The way around a less than	commission sharing arrangements in the Real			
	30 day stay for owners is to sign a 30 day lease	Estate industry. I am referencing the multiple			
	but my tenant decided to move out 1 or 2	attacks on the Listing Broker sharing			
	weeks into the lease. Differences also vary	commission with the Buyer's agent and			
	-	, -			
	significantly between HOA and non HOA	attempts to have the Buyer pay the Buyer's			
	communities.	agent independent of commission splitting at			
		the close of the transaction. An Inman article			
	but the issue is that local government is raising	describes this issue in this way:			
	funds with fines and app fees and they still don't				
	have enough	The company's position was revealed in an			
Wildfire hazard zones-	staff to enforce the rules. So, they are	unsealed legal filing on Thursday. Realogy —			
A homeowner in a high wildfire hazard zone had		along with the National Association of Realtors,			
their insurer demand that they produce proof of		RE/MAX, Keller Williams and HomeServices of			
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abatement compliance from	markets.	America — is a defendant in multiple antitrust			
their local fire agency. Not all areas require this		lawsuits from homesellers and			
proof at time of sale and put the burden on the	Enforcement is never an easy task regardless of	a homebuyer that seek to have homebuyers pay			
buyer to verify. Not impossible to overcome,	the issue, but some neglectful owners that	their broker directly, rather than have listing			
and the second s					
just another	ignore or bypass the rules make it bad for	brokers pay buyer brokers from what the seller			
just another hoop to jump through.	everyone.	pays the listing broker. That change could upon	Inventory per usual Nimbysm		
hoop to jump through.			Inventory per usual Nimbysm		
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COPA - Government shifting ability to buy from					
the general public to non-profits funded and					
APPROVED by the government. Community					
Opportunity To Purchase Program (COPA).					
Under COPA, owners of duplexes up to multi-					
unit apartments are forced to allow non-profits					
"first right" to purchase before anyone else,					
including local residents and mom-and-pop					
investors. COPA is a violation of private					
property rights and this requirement to give non	1-				
profits the opportunity match a competing offer	•				
would stretch out the timeline for months.					
Sellers would be at risk of losing motivated for-					
profit buyers.	Members are becoming more and more				
	disgusted with CAR and NAR for supporting				
Sellers who violate COPA can be sued for	legislation that hurts private property rights,				
attorney fees and possibly civil monetary	freedom of speech and other liberties. Many				
penalties. Many multi-unit properties are sold	members are now withholding RAF				
by real estate agents from outside of the area	contributions and questioning their need for				
which could make them liable for not advising	membership in these associations as they no				
their client appropriately if they are not aware	longer feel are aligned with their values. They				
of this local ordinance This policy has been	feel that CAR and NAR have lost their purpose			Homologe Encompronte everywhere The	
ineffective in other cities, wasting staff time and			Lock of DDA Training they sounds of agents are	Homeless Encampments everywhere. The more	
taxpayer money that should be focused on	compromising agreements that are against our	Lack of Inventory	Lack of RPA Training - thousands of agents are still not trained on the new RPA or forms.	they try to fix it and provide support the worse	
other affordable housing efforts.	mission.	Lack of Inventory	Still not trained on the new RPA or forms.	it gets.	
Aftermath of SB9. 1)Several local cities and					
residents pushing back, talk of lawsuits and					
confusion at City planning departments re					
ADU's 2) Local Redondo Beach Mayor gathering					
signatures for Constitutional amendment to	Cooming uncettling pour about interest rate				
state that Zoning is up to local cities. 3)several	Seeming unsettling news about interest rate				
agents still upset that CAR backed SB9	hikes and inflation - not sure what to tell their				
4) is CAR doing anything about modifications?. How is SB 9 being experienced in other	clients about where the market is headed, the market seems to be softening a tiny bit - is this a	Covid - any rumblings about onen houses being		Still in house selling that skews comps and	
regions?locales?	trend?	restricted again?	Federal spending and the debt piling up	favors the big companies	
Lack of Inventory	Lack of understanding of the new RPA	restricted again.	rederal speriding and the dest plining up	Tavors the big companies	
·	Fire hardening and defensible space				
The city of Chula Vista is proposing a new just	requirements are still very unclear as to				
cause eviction ordinance titled Tenant Eviction	whether its a point of sale mandate as indicated				
and Anti Harassment Protection Policies. The	by Cal Fire or advisory with action when				
city of San Diego has an evictions moratorium	required as indicated by C.A.R. New mapping is				
policy that will go into effect on April 1, when	set to be released within the next year which		While the new RPA has been promoted for		
the state emergency ordinance expires. This	may only complicate the matter more. On the		training we are finding that most are not		
ordinance is for an additional 60 days, when the		Housing supply continues to generate bad	highlighting the fact that many other related	Covid compliance in open houses in regards to	
stated mandated one expires, and will last until	inspectors who are adding the fire hardening	behaviors in buyers, sellers and their agents	,,	state mandated mask indoors are not being	
the Mayor ends the local emergency ordinance.	and defensible space inspection to their suite of	making or negotiating offers that are not	least 2 dozen of those having a major	followed. With the increase in the number of	
Many San Diego County cities are expected to	products which will allow a buyer to get ahead	realistic nor in the capacity of the buyers to	,	open houses being held this may contribute to	
follow suit with the Chula Vista ordinance.	of the issue without triggering the timeline.	close on.	not prepared or up to date.	the increasing case numbers.	
	City and CA mandates to eliminate gas heating and appliances. This applies both to cities in		Making sure that all MLS groups are on the same platform so that the data can be the same	Local coastal plans and calif coastal commission	
Lack of Inventory Capital gains offects	SMC and for SF.	political climate that is not pro-homeownership.		See rise	
Lack of Inventory. Capital gains effects. Theard from numerous associations that	Sivic and for St.	pontical climate that is not pro-nomeownership.	ioi aii	Jee 1130	
members were extremely upset & disappointed					
with the donation to Gavin Newsom. Some		Out of area agents not familiar with the area	The Fish and Game Dept is trying to protect the		
members said they were only going to	The water issues in the Mojave Desert is a	and irresponsibly representing clients with no	"Joshua Tree" by regulations that don't allow		
contribute at the minimum level moving	major issue. These are ongoing issues you have	knowledge of the area they are listing in or	building within 40 feet of a Joshua Tree, and you		
forward.	heard before.	representing buyers.	can't cut them down.		
Last of townshow	Bad habadan of accepts 1 1 11	Non-contingent offers and lack of understanding	-	Conflicts/confusion regarding buyer broker	
Lack of inventory	Bad behavior of agents due to #1	of risks.	form/requirements	compensation	

good. Potential buyers can rent but even that is	The county is using California VMT laws to limit construction in our Urban Suburbs. The County, led by environmentalists is creating laws that will make the construction of new purchase homes prohibitively expensive. This will put homeownership further out of reach from	The City of Chula Vista, San Diego County suburb, is trying to make tenant laws even more strict, which is going to make rental investments less desirable. See attached draft. It will go to the Housing Advisor Committee on Wednesday Jan. 19th at 3:30 p.m. and then will go to City			
a home.	anyone with moderate and low income.	Council later this month.			
Insurance rates n high fire zones Education of agents to use Insurance Brokers	Contingency Issues - removing cont during the offer process or in a counter offer	Ethics complaints and lack of professionalism - especially in a hot market with no inventory	Lack of Inventory to sell -lack of Affordability and Availability		
Suggestion for leadership to read these and ask	With overall inventory way down in our area- (record lows) - there are concerns about			A local PAC "Laguna Residents First" have submitted signatures to qualify a ballot initiative for the next Laguna Beach election that would force certain types of development projects to go through all approvals at the city level, and then - if approved at the city level - go to the voters for approval. Projects that would be subject include: 9 or more residential units (a provision is carved out for low income housing but not for workforce moderate income housing) Any development that would result from the combination of multiple parcels totaling 7500 square feet or more. Commercial development that would generate more than 200 daily car trips AND/OR passes a	
specific questions of regions rather than	affordability, the purchasing power of current			cumulative threshold for car trips of all	
repeated presentations at the Regional chairs	buyers looking as prices go up and interest rates			approved developments within a radius of the	
meeting.	creep up. Also what is happening is the list agents are not communicating well with buyers agents regarding offers. It is frustrating for	Growing confusion over the MLS rules and	Overall uncertainty with the COVID varients, adding to the hesitancy of sellers to list. Where	proposed development (this includes new businesses moving into an existing building) Any development of 22,000 square feet or	
We are concerned with the local cities going	buyers but also for the listing agent who is	limitations to syndication causing listings to go	will they go, no choices, and what is going to	more, or exceeding 30 feet in height.	
through the housing element process as to what		underground and again causing issues with	happen to the market as we suffer through	The concern is that this will create too much	
the end result will look like for the cities and	inventory issues and affordability is also with	availability etc. Frustration for both list and	another round of lockdowns, masks etc. Lots of	risk for any commercial developers or business	
possible building areas- or future home sites.	rental units.	buyers agents.	hesitancy.	owners to attempt to mount a project in town.	