

Local Government Forum – Steve Delmartini

This forum is composed mostly of Government Affairs Director's (GAD's) and Realtors involved in their local politics, planning, development etc...

1. Time was spent discussing tax measures and the three ways to get a local tax measure passed (see attached). There is a special tax that requires a two thirds vote, a general tax that requires just a simple majority and the new player on the block, tax measures on the ballot through an initiative process. Also attached are local tax measures that were placed on the ballot between 2010 through 2020 that have created approx. \$8.8 billion in cumulative tax increases per year. In that same time period there were 1,956 local tax measures proposed and 1,359 approved.

2. Discussions regarding "fractional ownership". Selling a home with up to a 1/8th ownership. There is a company called Picaso that does these kinds of offerings. One restriction when you purchase is, you can't use the home for more than two weeks. So areas with a restriction of some kind, on short term rentals were affected such as South Lake Tahoe which did obtain a cease/desist order . A unique kind of offering with more to it than what I have brought up.

3. Keep your eyes and ears open to the term "TOPA" (Tenant Opportunity to Purchase Act" and "COPA" (Community Opportunity to Purchase Act". Both of these are allowing either a tenant or a non-profit the first right of refusal to purchase when selling an income property. That includes a single family detached to a multi family apartment building. There is much more to this but it has been recently proposed in Berkley (failed) and in Santa Clara where I believe it failed as well.

These were probably the issues most discussed at the meeting.