



Silicon Valley Association of REALTORS®
Legislative Committee
2025 Annual Report

THANK YOU FOR SUPPORTING THE REALTOR® PARTY IN 2025!



REALTOR® Government Affairs 2025 Accomplishments

This past year was surprisingly an active one on many fronts for the government affairs team supporting your business. Local efforts were thrown a twist with the sudden resignation of our longtime County Assessor, creating a special election in an off-year. Federal lobbying efforts were in high gear with the incoming Trump Administration passing the One Big Beautiful Bill Act. Tragically, C.A.R. started the year undertaking enormous efforts to help out homeowners affected by the Southern California wildfires.

Local Issues Advocacy

- SILVAR was directly involved in a number of electrification and efforts to limit REACH code ordinances. Several cities, including Sunnyvale, Mountain View, and Los Gatos, passed rules requiring certain electrical upgrades, including to the panel box, to prepare for future electrification. In several cases, SILVAR was able to include several exemptions, limit the application, and provide a road map to delay the regulations if compliance becomes too onerous.
- On a regional level, SILVAR has been active with several other associations to oppose the Bay Area Air Quality Management District's limitations on the sale of gas furnaces and water heaters. These efforts have been opposed in the past, but several Bay Area groups are building a coalition to limit further regulations that increase the cost of living for all Bay Area residents. SILVAR will continue to be an active member of those coalitions.
- 2025 ended with a flurry of activity for the Legislative Committee as well due to the retirement of County Assessor Larry Stone. Stone retired in July, which turned the office over to an appointed deputy until a special election could be held. That election was held in November, and the Legislative Committee interviewed all the leading candidates before choosing to support Neysa Fligor (Los Altos Vice Mayor) and Yan Zhao (Vice Mayor of Saratoga). The race for Santa Clara County assessor headed for a December runoff between former Saratoga Councilmember Rishi Kumar and Los Altos Vice Mayor Neysa Fligor. With most votes counted, Fligor is showing a strong lead, 65-35 percent, according to results reported through January 1, 2026.

State Issues Advocacy

- C.A.R. was very active in the beginning part of the year, working on legislation and undertaking a number of advocacy efforts to fight for homeowners affected by the Southern California wildfires. A whole suite of bills was passed to streamline permits, provide assistance to survivors, and reduce red tape for those looking to rebuild their homes and community.
- In addition to rebuilding, C.A.R. worked on (and continues to work on) solutions toward effective fire insurance. The FAIR Plan Stabilization Act was one legislative victory for C.A.R. that helped to bring some degree of stabilization, funding, and streamline the claim process for those affected by wildfire.
- Another major topic that our advocates in Sacramento spent a lot of time on was working through disclosures and solutions to balcony issues for multi-unit properties. The last few years a slate of issues have arisen with regard to unsafe balconies, requiring inspections, disclosures, and opening up a great deal of liability if these aren't handled correctly. SB 410 was one such legislative solution that helped bring clarity and reasonable regulation to this issue in 2025.



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REALTOR® Government Affairs 2025 Accomplishments (continued)

Federal Issues Advocacy

- NAR had a whirlwind of a year tracking many drastic changes in Washington, D.C. The center of that storm was very much the Federal Government Shutdown that lasted for 45 days, the longest in history! During that time, access to the National Flood Insurance Program was thrown into disarray, with new policies not being issued and renewals not being accepted. This did affect home sales until short-term legislation provided some continuation of the NFIP.
- Perhaps the biggest victory for NAR and C.A.R. was an increase of the SALT cap for the upcoming tax year. The cap, which was implemented at a \$10,000 limit during the first Trump administration, was raised to \$40,000. It is set to increase by 1% annually until 2030.
- Other major housing legislation was also discussed in D.C. and is still being pushed by NAR. The major legislative announcements included elimination or increases of the capital gains tax, increases to the mortgage interest deduction, and incentives to convert commercial space to housing.

Silicon Valley Association of REALTORS® Legislative Committee (SILVAR LC)

SILVAR LC administers a portion of REALTOR® Party contributions and California Association of REALTORS® dues assessments dedicated to issues advocacy, and National Association of REALTORS® political dues allocations paid by SILVAR members. The REALTOR Action Assessment (RAA) is a \$69 mandatory contribution that funds California Issue Campaigns and supports REALTOR-friendly candidates. The REALTOR Party Initiative (RPI) is the \$40 portion of NAR dues and is dedicated to support REALTOR-led issues and candidate campaigns.

SILVAR LC is non-partisan and supports candidates and issues that are good for private property rights and REALTORS®, regardless of political party. SILVAR LC consists of up to 15 Trustees appointed by the SILVAR Board of Directors and District Councils. This committee determines how the local portion of the aforementioned assessments, along with voluntary contributions, will be utilized to support REALTOR friendly candidates and issues across Silicon Valley.

SILVAR LC's Work Includes:

- Lobbying for smart housing policies for all income levels and opposing unfair policies, like rent control.
- Fighting against local, state and federal government mandates for inspections and modifications to properties at the time-of-sale.
- Electing real estate friendly candidates who are committed to producing more opportunities for housing and homeownership, while preserving private property rights.
- Working with municipalities to limit taxes on your business and homeowners, and keeping the state and federal government out of your wallet.

2025 SILVAR LC TRUSTEES

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SILVAR LC Chair

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LGR Chair*

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Los Altos-Mountain View District
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What is the REALTOR® Party, Action Assessment, Party Initiative?

Funds raised through the REALTOR® Party (formerly REALTOR® Action Fund) support candidates who are sympathetic to REALTOR® issues and toward supporting or opposing issues that impact REALTORS® at the local, state and federal government levels.

The REALTOR® Party fund is the \$148 voluntary contribution level that appears on your membership dues billing statement. Every REALTOR® is asked to make this, or any contribution when paying their local Association, C.A.R. and NAR dues.

How to Help in 2026

2026 Levels of Participation

- *Introductory Level:* \$20
- *RAF True Cost of Doing Business:* \$148
- *NAR Sterling R:* \$1,000
- *NAR Golden R:* Initial \$5,000
(Renewal \$2,000)
- *California Silver Bear:* \$449
- *NAR Crystal R:* Initial \$2,500
(Renewal \$1,500)
- *NAR Platinum R:* \$10,000
(Renewal \$5,000)

Other Ways to Show Your Support

- **Contribute to the REALTOR® Party:** The REALTOR® Party advances public policies and candidates that build strong communities, protect property interests and promote a vibrant business environment.
- **Participate in SILVAR's Local Government Relations Committees:** Each of SILVAR's five districts has an LGR that discusses local political issues, meets with council members and staff, and advocates for REALTOR® positions in their communities. See information on meetings in the SILVAR *Friday Facts* e-newsletter or email Government Affairs Director Ryan Carrigan at rcarrigan@silvar.org to receive meeting reminders.
- **Contact your elected officials when you receive Calls for Action and Red Alerts from SILVAR, C.A.R. and NAR:** The strongest tool for our industry is strength in the numbers of REALTORS® who respond.
- **Stay informed and be involved:** SILVAR sends a constant stream of information on local, state, and national political activities through the SILVAR *Friday Facts* member e-newsletter, emails and at District virtual meetings.



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REALTOR® ACTION FUND, ASSESSMENTS AND PARTY INITIATIVE

2025 CONTRIBUTIONS

In 2025, members contributed over \$461,000 to supporting REALTOR® friendly candidates, protecting private property rights, and ensuring that homeownership would remain part of the American Dream. The initiatives break down into the following categories:

California Real Estate Political Action Committee (CREPAC): \$70,204.00

These funds are directly used to elect state and federal candidates.

C.A.R. Independent Expenditure Campaign Committee (CREIEC): \$45,224.00

These funds support voter outreach for state candidates.

National Association of REALTORS® REALTOR® Political Action Committee (RPAC): \$222,335.00

These funds are used to support NAR efforts on behalf of candidates and conduct local support operations.

Issues Mobilization Political Action Committee (IMPAC) and Political Activities Fund: \$37,362.00

These funds support or oppose real estate-related issues on the ballot across California.

SILVAR Local Allocations: \$80,530.00

This funds local efforts to elect candidates and fight transfer taxes among other issues.

 **SILVAR LOCAL ALLOCATIONS: \$80,530**

 **NAR/RPAC: \$70,204**

 **CREIEC: \$45,224**

 **CAR IMPAC: \$37,362**

 **NAR CREPAC: \$222,335**





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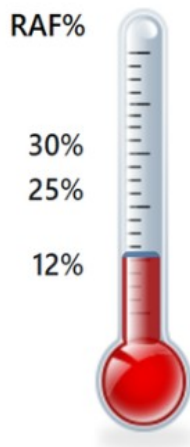


HOW YOU CAN HELP IN MAKING 2026 EVEN MORE IMPACTFUL

C.A.R. recognizes participation in the REALTOR® Party of California with just a \$20 contribution from SILVAR members. Based on 2025 participation rates, we're at 12% overall participation. The average contribution per contributor is \$152. Thanks to the generosity of contributing members, SILVAR has made our participation goal. However, for 2026 (a very important election year!) our goal is to increase the participation rate.

SILVAR members who contributed over \$88,000 to fight for homeownership at the local level. This amounts to over \$155 per contributor. However, it only takes a \$20 contribution to be recognized. **Help us increase the participation goals by contributing \$20 or the true cost of doing business in 2026!**

At-A-Glance: RPAC Participation Rate in 2025



\$88,527
Total Dollars Raised

\$152.11
Dollars per investor

12%
Participation rate

\$18.49
Dollars per member

SILVAR LC Mission Statement

“To help protect, preserve and further good government and foster a political environment which will strengthen the rights of homeowners and REALTORS®’ ability to deliver excellent service to clients without unnecessary regulation or increased consumer costs.”