

CAR Donates \$600,000 to Two Wildfire Disaster Relief Funds

- \$300,000 to CAR's Disaster Relief Fund
 - Available to members of the REALTOR family
 - REALTORS, their staff, and association staff who have suffered losses in the LA Wildfires
 - Grants have been increased from up to \$5K to up to \$10K
 - They have received over 140 applications to date that they are working on
- \$300,000 to NAR's REALTOR Relief Foundation
 - Available to members of the public as well as members of the REALTOR family
 - 100% of this donation will benefit victims of LA wildfires

CAR's Disaster Relief Fund

- Grants up to \$10,000
 - Available to members of the REALTOR family
 - REALTORS, their staff, and association staff who have suffered losses in the LA Wildfires
- History
 - Founded in 2003
 - More than \$2.7 Million raised
 - \$1.9 million in grants distributed

- NAR has given a \$1 million grant which will be given to the 5 associations that are impacted . These grants are for up to \$1,000 to anyone who has been affected by the wildfires.

Advocacy

- CAR Supports
 - Plans to stabilize availability of homeowners Insurance
 - Assembly Bill 226
 - Moratorium on Homeowner Insurance Cancellations in the fire areas
- Governor's executive Order and Budget Proposals
 - Suspension of CEQA and CA Coastal Act to expedite construction of replacement dwellings
 - Protection against price gouging on building materials, goods and services thru Jan. 7, 2026.
- CAR is advocating for
 - Streamlining other housing construction in LA
 - Continuing to address broader housing & insurance issues

PRICE GOUGING

- What Do I Need to Know?
 - California law prohibits increasing existing rental prices by more than 10% during a state of emergency
 - The AG has issued a Consumer Alert
 - The DRE is also on top of this and will investigate issues
- CA Attorney General's Office 800-952-5225
- California State Bar 866-442-2529
- Report Illegally Hiked Rents & Prices Call 3-1-1

PRICE GOUGING

- It applies to Rentals of 1 year or less
- If the property is being leased for over 1 year, then they can charge a market rate. They can rent for 18 or 24 months in which case price gouging does not apply.
- NOTE: Can't do 1 year + 1 day to avoid it
- Should not evict a mon-mon renter to rent out to someone for higher amount.

HUD Fair Market Rent

- In Effect till Feb. 6th
- In Effect in LA County from Feb. 7th till March 8th.
- Rental Cap is 10% above the 160% of HUD Fair Value. For fully furnished dwellings, can charge and additional 5% .
- Pay attention to local ordinances.
- For HUD Fair Market Rents go to:
<https://www.hud.gov/resources>

Tax Relief For Wildfire Victims

- Prop 19 – Allows victims of wildfires or natural disasters to transfer the property tax base of their damaged house to a replacement home anywhere in California.
- Tax Deadlines
 - IRS deadline postponed to Oct. 15, 2025
 - CA FTB deadline postponed to Oct. 15, 2025
 - Property tax deadlines for affected LA communities extended until April 10, 2026

Disaster Preparedness Course

- Role of the REALTOR in Disasters
 - Free to CAR members
 - Counts toward Disaster Preparedness and Knowledge Certification
- How to Sign Up
 - Log into **store.car.org**
 - Search for “Role of the REALTOR in Disasters”
 - Use Code **PREPARE** at checkout

Free Member Benefit to Help with Rental Listings

- For CAR Members
 - Upload rental listings
 - Search for rental properties
 - Initiate rental applications
 - Activate this FREE benefit at on.car.org/rst
- For Applicants Impacted by the LA Wildfires
 - Application fees are waived
 - Contact support@rentalbeast.com to request a refund after applying
 - Offering through Jan. 31 (may be extended)
- RentSpree is waiving the applications fee from Jan. 9th thru April 8th.

Questions

- Legal Hotline for Legal Questions
All Agents : 213-739-8282
All Brokers: 213-739-8350
- All Other Wildfire-Related Questions
Lafires@car.org