

AGENDA



**CALIFORNIA ASSOCIATION OF REALTORS®
NAR CA DIRECTORS BRIEFING AGENDA
NOVEMBER 5, 2026 | 8:30AM-10:00AM CT
HILTON NEW ORLEANS RIVERSIDE
JEFFERSON BALLROOM, THIRD LEVEL
NEW ORLEANS, LOUISIANA**

Presiding: Tamara Suminski, 2026 C.A.R. President

I. Welcome and Opening Remarks

- A. Notable Guests
 - a. CAR Presidents
 - b. NAR CA Past Presidents
 - i. Vince Malta
 - ii. Bill Brown
 - iii. Dick Gaylord
 - iv. Gary Thomas
 - c. Current NAR Leadership
 - i. Kevin Brown
 - ii. Melanie Barker
 - d. NAR DSAs
 - i. Colleen Badagliacco
 - ii. Diana Bull
 - iii. Richard Rosenthal
 - iv. Robert Bailey
- B. Purpose of Meeting

II. Key California Events at NAR NXT

- A. Required for CA NAR Director Stipend
 - a. CA NAR Directors Briefing
 - i. Thursday 11/5
 - ii. 8:30-10AM
 - iii. Hilton New Orleans Riverside in the Jefferson Ballroom, Third Level
 - b. Region 13 Regional Caucus Meeting
 - i. Sunday 11/8
 - ii. 4-5PM

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- iii. Hilton New Orleans Riverside, St. Charles Ballroom, Third Level
- c. NAR Board of Directors Meeting
 - i. Monday 11/9
 - ii. 8:30-11AM
 - iii. Ernest N. Morial Convention Center, Great Hall, First Floor
- B. Other CA Events
 - a. Good Company, Meaningful Conversation – Reception with Jennifer Branchini
 - i. Thursday 11/5
 - ii. 5:30-7PM
 - iii. Hilton New Orleans Riverside in the St. James Ballroom, Third Level
- C. Notable NAR Events
 - a. NAR NXT Fest (Ticketed)
 - i. Friday 11/6
 - ii. 6:30-9:30PM
 - b. General Session – The Real Deal: Strategy and Storytelling with Reba McEntire
 - i. Saturday 11/7
 - ii. 9:30-10:30AM
 - c. Eligible Candidates Forum
 - i. Saturday 11/7
 - ii. 11AM-12PM
 - d. RPAC Major Investors Evening (Invite Only)
 - i. Saturday 11/7
 - ii. 6:30-9:30PM

III. NAR Strategy Advisory Group – Don Faught

- A. 2028 RVP Voting Results – Tamara Suminski
- B. 2029 RVP CA Endorsement – Mark Peterson
- C. NAR Mentorship Program
 - a. Recognition of Mentors and Mentees

IV. NAR Committee Motions/Recommendations

Business Issues Policy Committee

Thursday, 1:30 PM – 3:00 PM, Hilton New Orleans Riverside, Grand Salon A, First Floor

- Recommendation 1
 - That NAR supports policies that ensure litigation outcomes are driven by the interests of the litigating parties and the merits of their claims rather than the financial interests of

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third-party investors. Third party litigation funding should be subject to such disclosure, regulatory, structural, or other safeguards as may be necessary to protect access to justice, preserve the integrity and independence of the civil justice system, and minimize adverse impacts on consumers, businesses, property owners, housing providers, and the broader economy.

- Recommendation 2
 - That NAR supports federal initiatives, including legislation and regulation aimed at preventing, mitigating, and prosecuting fraud and instances of fraud, including fraud that originates domestically and abroad. NAR supports federal efforts to provide victims of fraud options for relief and urges Congress, federal agencies, and the Administration to take an active role in investigating fraud reports and seeking relief for victims of fraud. NAR supports the federal government working collaboratively with state and local governments, and state and local law enforcement to encourage consumer reporting of fraudulent acts.

Federal Financing & Housing Policy Committee

Friday, 10:30 AM – 12:30 PM, Hilton New Orleans Riverside, Grand Ballroom C, First Floor

A. Institutional Investors

- Recommendation 1
 - That NAR support a clear, narrowly tailored federal definition of "large institutional investor" based on portfolio size and/or acquisition volume, that excludes small investors, family-owned entities, nonprofits, and community land trusts. The definition should count homes held across entities under common control, so that an investor cannot avoid the definition by dividing its holdings among separate companies. It should also exclude third-party management companies that operate properties on behalf of owners but exercise no control beyond day-to-day property management. NAR further supports federal policies that distinguish between institutional investment that adds to the housing supply and acquisition of existing single-family inventory. As used in this recommendation, "single-family" refers to residential property of one to four units, consistent with FHA and GSE usage.
- Recommendation 2
 - That NAR support federal policies that prioritize owner-occupants over institutional investors in the purchase of single-family homes, including policies requiring first-look periods, preferential access to REO and foreclosure inventory, and policies reforming renovation and rehabilitation financing. NAR also supports federal policies that incentivize large institutional investors to sell single-family homes to owner-occupants.

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As used in this recommendation, "single-family" refers to residential property of one to four units, consistent with FHA and GSE usage.

- Recommendation 3
 - That NAR support greater transparency and improved data collection on institutional investor ownership and acquisition activity in the single-family market, including beneficial ownership disclosure. As used in this recommendation, "single-family" refers to residential property of one to four units, consistent with FHA and GSE usage.
- Recommendation 4
 - That NAR support state and local associations' efforts to influence and develop local laws and regulations addressing institutional investor activity in their markets.

B. Manufactured Housing

- Recommendation 5
 - That NAR supports federal policies, regulations, and programs that improve and expand the production, preservation, financing, and innovation of factory-built and other emerging forms of housing, including manufactured housing, modular housing, and panelized construction.
- Recommendation 6
 - That NAR supports greater transparency and consistency in the federal rules and regulations governing the financing of manufactured housing across federal and conventional financing programs.
- Recommendation 7
 - That NAR supports state and local associations' efforts to develop local laws and land-use policies that enable the placement of manufactured and modular housing in neighborhoods and allow manufactured homes to be titled and financed as real property in a manner that does not create tax or other burdens for homeowners, consistent with NAR's policy priority of increasing the nation's housing supply.

Conventional Financing & Policy Committee

Friday, 2:00 PM – 4:00 PM, Hilton New Orleans Riverside, Grand Ballroom C, First Floor

- Recommendation 1
 - That NAR support a fair, transparent, consistent, and financially sustainable mortgage servicing system. This includes:
 - Advocating for alignment of core servicing processes across conventional, FHA, VA, USDA, and other mortgage products.
 - Providing clear, concise, and flexible standards for when a borrower's servicing is sold, including advance notice, reliable follow-up communications, accurate

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transfer of payment and escrow information, and temporary protection from late fees.

- Supporting periodic reviews of servicing requirements to ensure that they improve homeowner outcomes without creating excessive operational burdens for servicers.
- Recommendation 2
 - That NAR support a fair and transparent loss mitigation framework. Homeowners in need of assistance should receive timely outreach that communicates clear and comprehensive home retention options, as well as information on potential exit plans. Any partial claim, payment deferral, subordinate lien, or similar loss-mitigation tool should be disclosed in plain language before execution and clearly reflected in future account statements, payoff information, and other borrower communications so borrowers understand their ongoing obligations and the potential impact on a future sale, refinance, or assumption, or other repayment event.
- Recommendation 3
 - That NAR support policies to protect homeowners from escrow payment shocks. Servicers should provide early, plain-language notice of actual or foreseeable escrow changes resulting from property tax reassessments, insurance premium increases, or coverage changes. Homeowners should have options to cure a shortage through a lump-sum payment or an affordable repayment schedule over 12-24 months. At origination and throughout servicing, borrowers should receive clear information explaining that taxes and insurance can change.
- Recommendation 4
 - That NAR support policies that protect homeowners from unfair and deceptive collections or foreclosure activity involving long-dormant subordinate mortgages, often called “zombie loans.” Policymakers should also consider reasonable limits on collection where a creditor has failed to communicate with a borrower for an extended period.

Resort & Second Home Real Estate Committee

Friday, 10:30 AM – 12:00 PM, Hilton New Orleans Riverside, Grand Ballroom D, First Floor

- Recommendation 1
 - That NAR support more efficient, timely and coordinated delivery of federal assistance to state and local disaster response and recovery efforts, consistent with the federal government's supporting role under the Stafford Act, guided by the following principles:

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- Develop a systematic, permanent approach to housing recovery that supports state and local efforts to rebuild resilient owner-occupied and rental housing and communities, rather than relying on ad hoc supplemental appropriations.
- Designate a federal lead for housing recovery with the authority to coordinate the many agencies involved, building on existing interagency recovery frameworks, so programs work together with fewer overlapping rules, delays, and duplication.
- Prioritize permanent home repairs over temporary housing assistance when feasible, providing the repairs needed to make a home safe and habitable so survivors can return home while completing remaining repairs with insurance and other resources.
- Incorporate risk-mitigation and resilience measures into the recovery and rebuilding process to protect property, improve insurability, and reduce future and repetitive losses.
- Provide a coordinated, online, one-stop disaster relief center where survivors can apply once without resubmitting the same documentation to multiple agencies, determine eligibility across federal programs, track assistance, and connect available resources with unmet recovery needs.
- Provide displaced homeowners and renters with a single point of contact who can help them navigate federal, state, local, insurance, and nonprofit resources, from their initial assessment through temporary housing to permanent housing.
- Ensure that federal disaster declaration criteria and assistance decisions are objective, clear, and consistently applied across all states and territories, with transparent decision-making, accountability, and meaningful opportunities for review.
- Streamline and expedite federal assistance while reducing paperwork and administrative burdens to help disaster survivors and communities recover more quickly, efficiently, and resiliently.

Insurance Committee

Thursday, 10:00 AM – 11:30 AM, Hilton New Orleans Riverside, Grand Ballroom D, First Floor

- Recommendation 1
 - That NAR supports federal policies that expand access to affordable, high-quality health care coverage for real estate professionals, including small broker owners and self-employed independent contractors, consistent with the following principles:

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- Consumer Choice - Small employers and self-employed individuals should have access to as many affordable, high-quality health coverage options as employees and union members.
- Reasonable Total Cost - Coverage should be affordable based on its total cost, including premiums, deductibles, copayments, coinsurance, and other out-of-pocket expenses.
- High-Quality Coverage - Coverage should provide comprehensive and meaningful medical benefits that promote health and protect individuals and families from illness, injury, and financial hardship.
- Broad Provider Network - Coverage should provide broad and timely access to physicians, specialists, hospitals, and other health care providers, including in rural areas.
- Consumer Protections - Coverage should be fair, transparent, adequate, reliable, and available regardless of health status, including for individuals with pre-existing medical conditions.
- Affordability Assistance - Coverage should remain affordable through a variety of tools, including tax incentives, premium subsidies, and other appropriate approaches.
- Flexibility and Innovation - Coverage should be available through trade associations, employers, labor organizations, government programs, and more innovative arrangements meeting these principles.

Federal Technology Policy Committee

Friday, 1:30 PM – 3:30 PM, Hilton New Orleans Riverside, Grand Ballroom D, First Floor

- Recommendation 1
 - That NAR supports federal efforts that encourage industry-led innovation and the development of effective, affordable, and easy-to-use fraud prevention technologies that can be used for real estate transactions. Federal efforts may include legislative, regulatory, administrative, or funding proposals. Such technologies should help detect and prevent impersonation, deepfakes, voice cloning, and other forms of online fraud using artificial intelligence, while enabling secure identity verification and real-time intelligence sharing needed to protect real estate transactions from fraud.

Membership Policy and Board Jurisdiction Committee

Saturday, 1:30 PM – 3:00 PM, Hilton New Orleans Riverside, St. Charles Ballroom, Third Level

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- Recommendation 1
 - To amend the Association Jurisdiction Change, and Contested Application for New Board Formation / and/or Release of Jurisdiction Procedures, the number of days responding associations and/or Designated REALTORS® have to provide notice to the applicant association from 45 days to 30 days. To amend the Association Name Change Procedures, the number of days responding associations and have to provide notice to the applicant association from 60 days to 30 days.
- Recommendation 2
 - To adopt a “Fast Track” process, in which NAR is able to move forward with administratively approving applications when all associations noticed by the applicant do not object to the jurisdiction change prior to end of the notification period.
- Recommendation 3
 - To move all hearings for Association Name Change and for Association Jurisdiction Change disputes currently held during REALTORS® Legislative Meetings and NAR NXT Meetings to a completely virtual platform, to be held throughout the year.
- Recommendation 4
 - To give NAR Staff the authority to administratively approve applications for name change that is the result of an association merger, if the new proposed name is a combination of the existing association’s names.

Multiple Listing Issues and Policies Committee

Saturday, 10:30 AM - 12:00 PM, Ernest M Morial Convention Center, La Nouvelle Orleans Ballroom A-B, Second Floor

- Recommendation 1
 - **Copyright Protection of Broker Listings and MLS Data** - an optional rule where, if adopted, MLSs can require Participants to assign up to 50% undivided copyright interest in the Participant's listing data (photos and property descriptions) to allow MLSs to enforce the copyright. This rule will only apply to MLSs that register copyright to the US Copyright office at least every quarter. This recommendation was proposed by CRMLS.
- Recommendation 2
 - **MLS Committee Qualifications** - this will update the minimum criteria to serve on the Multiple Listing Issues and Policies Committee. The new criteria will require 1-3 years experience on an MLS Committee or Board of Directors at the local or state level or comparable experience with a related third-party entity AND skill set and familiarity with:
 - real estate technology;

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- MLS or Association leadership;
 - training, including but not limited to, CMLX and CMLXV [both of which are offered by CMLS], and RED-B, RED-CA, and RED-T [offered by RESO].
 - The recommendation to update the qualifications was proposed by the MLS Advisory Board.
- A. MLS Work Group
- Recommendation 1
 - A new optional Policy Statement allowing MLSs to develop a local Data Feed Service for use for IDX, VOW, BBO and syndication. Participants can still access the MLS listing content through the MLS platform. MLSs can establish eligibility requirements and licensing for the Data Feed Service that will be reasonable, objective and applied equally to all Participants. Eligibility requirements may include: (1) contributing listing content to the MLS; (2) transactional activity as an agent or recognized non-agent of a buyer or seller; (3) technical readiness; (4) cybersecurity and compliance; and (5) signing applicable agreements. This PS will not limit a Participant's access to MLS listing content through the MLS platform or other approved systems, and will not limit a Participant's access to their own listing content.
 - Recommendation 2
 - A new mandatory Policy Statement about the use of MLS data. It will prohibit use of MLS data if the MLS Participation Agreement or MLS data license agreement prohibits it. It will also require use of MLS data within the scope of their real estate license in connection with providing real estate brokerage services or preparing appraisals or other valuations of real property. This new PS will not change PS 8.3, which says that Participants have the ability to receive a data feed of their own listing content without any limitations.

V. Hot Issues and Other Reports

- A. Insurance Committee (Thursday, 10:00 AM – 11:30 AM, Hilton New Orleans Riverside, Grand Ballroom D, First Floor)
- a. NAR Affordable Insurance Task Force Report
 - b. Fannie Mae & Freddie Mac Condo Rules Update
- B. Land Use, Property Rights and Environment Committee (Thursday, 1:30 PM – 3:00 PM, Hilton New Orleans Riverside, Grand Salon C, First Floor)
- a. Data Centers Discussion
- B. Conventional Financing and Policy Committee (Friday, 2:00 PM – 4:00 PM, Hilton New Orleans Riverside, Grand Ballroom C, First Floor)

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a. Financial Innovation Task Force Update

VI. Other Business

VII. Closing Remarks

VIII. Adjournment