



OFFICE OF THE GOVERNOR

OCT 13 2025

To the Members of the California State Senate:

I am returning Senate Bill 641 without my signature.

This bill would authorize licensing boards under the Department of Consumer Affairs and the Department of Real Estate to waive the application of specified laws for licensees and applicants who are impacted by a proclaimed federal, state, or local emergency, or whose homes or businesses are located in a disaster area. Additionally, this bill would ban unsolicited offers by real estate licensees and their clients that are below market value, as it was the day before the disaster, and would ban it throughout the entire geographic area in which the disaster is proclaimed.

I appreciate the intent of the author to help those impacted by natural disasters to find regulatory relief quickly and to protect those with property in disaster areas. In response to recent disasters, my Administration worked closely with the Legislature to coordinate targeted relief and consumer protections to disaster victims – absent the authority sought in this bill.

With respect to the real estate protection provisions, the bill is overly broad, applying to all natural disasters even when housing is unaffected. It also leaves an enforcement gap by regulating licensees only when acting for clients, not for



themselves. Together, these issues call into question whether the bill is properly tailored to achieve its stated goals.

For these reasons, I cannot sign this bill.

Sincerely,



Gavin Newsom