



Legislative news from Sacramento

From the California Rental Housing Association—

Budget Update

The Governor’s May Revise to the state budget was released May 14.



This is the time when he updates the budget based on the latest revenues and expenditures. Estimates of the budget shortfall have been between \$38 and \$73 billion since January.

To date, the Governor has been resistant to increasing revenue in the form of tax reform, but whether that holds remains to be seen.

The Legislative Analyst’s Office, has released a report proposing several tax reform measures including eliminating the capital gains step-up basis on inherited assets, eliminating the mortgage interest deduction for second homes, and tax subsidies for

oil and gas companies.

The summary is accessible at ebudget.ca.gov.

Initiative Update: Taxpayer Protection Act

Oral arguments were heard in

mid-May in San Francisco on whether the Taxpayer Protection Act should be removed from the November Ballot.

Legislative Update

CalRHA held its Annual Lobby Day in Sacramento and was able to advocate directly with Legislators and their staff on the top priorities for CalRHA in 2024.

The event was a huge success as we were able to gain support, negotiate amendments, and our sponsored bill, AB 2278 (Carillo), regarding the publication of the maximum allowable annual rent increase passed the Appropriations Commit-

tee unanimously on the same day.

- **AB 2785 (Wilson, D-Suisun City) - Security Deposits/Screening Fees** - Would require a landlord to, within 30 days of receiving a tenant’s security, deposit the sum into an account of a bank or other financial institution regulated by the state or federal government. If it is deposited in an interest-bearing account, any interest accrued on that balance, would be payable to the tenant. The bill also caps screening fees and sets parameters for reimbursement, including if the tenant doesn’t qualify. We have been actively meeting with the author’s office on suggested amendments. - OPPOSE

- **AB 2187 (Bryan, D-Culver City) - Office of Tenants’ Rights and Protections** -

Would establish the Office of Tenants’ Rights and Protections, which is duplicative and costly. This bill is set for a hearing in Assembly Judiciary Committee on April 16th. - OPPOSE

- **AB 2216 (Haney, D-San Francisco) - Household Pets** - Would not allow for pet security deposits or the prohibition of common household pets in residential tenancies. This bill passed the Judiciary Committee and is now on the Assembly Floor. - OPPOSE

- **AB 2584 (Lee, D-Milpitas) - Corporate Owned Single-Family Homes** - Would prohibit owners of more than 1,000 homes from buying more single-family properties. This bill is pending a hearing in the Assembly Appropriations Committee. OPPOSE

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June 6	1 pm	Small Owner Q&A. Virtual & in-person. \$10

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The LIAISON is a publication of the North Valley Property Owners Association which is solely responsible for the content. Comments, letters and advertising inquiries should be directed to:

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The statements and opinions herein are those of the contributors and not necessarily those of the North Valley Property Owners Association or its members.

President's Message

Understanding upcoming insurance changes; vital update

By Matt Depa

As we get ready to start June and our busy turnover season, I felt now was a good time to bring up the many security deposit laws that they are trying to pass this year. The first to discuss is:

AB2801: Security Deposits, Carpet Cleaning, & Photos

- Severely limits rental housing providers' ability to recover expenses for tenant property damages from security deposits, including asserting a claim against the tenant or the security for professional carpet cleaning or other professional cleaning services and places other limitations on the security deposit process.
- Imposes heavy penalties of three times the security deposit and other fees if property owners do not "strictly comply" with the provisions of the bill, which is not legally defined.

There are talks of even adding to this that housing providers must take pictures in the beginning, pre-move out, and after moving out, and if anything was missed in any of those times, guess what? You're on the hook for the cost.

AB2785: Application Fees and Security Deposits

- Limiting application screening fees to no more than \$50 per applicant and removing the provision authorizing housing providers to adjust the application screening fee annually to keep up with inflation is financially burdensome and just another example of preventing rental property owners from being able to recover the necessary costs expended to provide

needed housing in California.

- Furthermore, the provision that requires rental property providers to return the application fee if a tenant doesn't qualify shifts the cost burden to the rental property provider.
- Finally, state law now limits security deposits to just one month's rent in most cases so interest that may be possibly earned will be far less and, in some cases, may not "cover" account fees assessed by the financial institution.

Understandably we all charge some form of an application fee during the screening process to cover such expenses as credit reports, background checks, rental references, etc.

If this bill were to pass, it would not only limit what you can charge as a fee, but would require any tenants that did not get approved, whether they didn't meet your standards, or you found another tenant beforehand, you would be required to return their application fee.

The last one to discuss is **AB2216: Must allow common household pets.**

This is a tough one I am sure for a lot of us, as we either are animal owners ourselves, our animal lovers.

- Liability Risks: Property owners may face liability risks if a tenant's pet injures someone on the rental property. Even if property owners are not directly responsible, they could still be held liable for damages or injuries resulting from the pet's actions.



- Property Insurance Claims: A claim filed against the property owner's insurance, whether the property owner is liable or not, can result in loss of insurance coverage or substantial increases to insurance premium making it more difficult for owners to obtain coverage given State Farm's non-renewal of 42,000 commercial policies.
- Property Damage: Pets can cause damage to the rental property and lead to costly repairs or replacements for the housing provider. This is a double-hit because last year's bill, AB 12 limits security deposits to only one month.
- Allergies and Health Concerns: Some tenants suffer from allergies to pet dander or fur, or trauma from previous dog bites. It's unfair to subject other tenants to mental and physical stress.
- Noise and Disturbances: Pets, particularly dogs, can create noise disturbances for neighbors or other tenants in the building.
- Duplicative and Unnecessary: Finally, the bill is unnecessary, because Health and Safety Code 50466 already governs pets in rental units.

We will continue to keep you updated as there is always a chance some of these will not make it out of committee but these are a few of the challenges that we are continuing to fight on your behalf, and, if it comes to it, we will need your support and "No" votes come November.

Executive Corner

By Jennifer Morris



Rentals across California are set to lose hundreds of thousands of dollars in equity come November. Although the state legislature passed the "Renters Protection Act" in 2019 (also known as AB 1482)—capping certain rent increases at 5% plus CPI—that isn't strict enough according to social housing activists. AB 1482 was a modification of the long-standing state law called the Costa Hawkins Rental Act of 1995.

The legislation resulted from the devastating impact of Berkeley's "strict rent control" which began with a local ordinance in 1980. The law kept tight control on all rents in Berkeley, allowing for very small annual increases which rarely covered costs.

With tight controls on profit, owners quickly became unable to make capital improvements to their buildings due to lack of funding. By 1990 Berkeley was becoming known as a "blighted dump" and people were outraged. A group of owners went to the Capitol demanding the state take control and prohibit local jurisdictions from enacting such harmful legislation.

Because of small owners in Berkeley, the Costa Hawkins law gave rental housing providers two key boosts to help their bottom line. First, it prohibited local jurisdictions from enacting what is known as "vacancy control." Vacancy control meant the government could control your rents, even between tenancies.

With the law came "vacancy decontrol" allowing owners to raise rents in between tenancies. The second was a restriction on a local government's ability to enact any form of rent control on single family homes, condos, townhomes, or housing built after 1995. This helped to increase the production of new construction when investors were finally able to increase rents and account for a return on their investment.

since 2016, the right to vacancy decontrol and exemptions for new construction have been under constant threat.

Thanks to AIDS Healthcare Foundation founder Michael Weinstein, there have been already two attempts at the state ballot box to wrest control away from the state and put it in the hands of local government. His first attempt came with Prop 10 in 2018 and the second attempt in 2020 with Prop 21.

Both times the real industry was able to raise \$75 million to defeat the proposition with large margins. In symphony with the California Business Roundtable (CBRT) – an organization representing some of the largest employers in California – we successfully protected vacancy decontrol and the application of strict rent control in local jurisdictions.

NVPOA has committed – along with our state association, the California Rental Housing Association – to raising \$5 million to add to the war chest. We are confident that if the campaign was to raise the \$80-\$85 million needed, we could defeat this measure for a third time with the hope that it will never come back again.

Our association's fair share portion is \$187,000 – the approximate cost of the immediate loss of value on a 10-unit building if this proposition were to pass. The quickest and most fair way to collect these critical funds is to assess owners at a recommended fee of \$7.39 per unit. We feel this is a small cost to protect your most important asset – your rental property.

If this ballot measure were to pass, our local City Council members will put a stricter version of rent control in place and the effects on your business will be far greater than you felt with the inception of AB 1482.

NVPOA is asking you step up and make your donation ahead of your dues renewal.

Please contact me to get more information on how to donate by check or online. And don't forget to share with other rental housing providers and those you know that they should vote NO on the "Justice for Renters Act of 2024."

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Share these water-saving tips with tenants:

From CalWater

Although apartments generally use less water than houses, in some ways apartment dwellers can do more to conserve water than homeowners. If everyone in your building does a little something to save water, that small water savings is multiplied by the number of units.

Whether or not you have an individual water bill, it benefits you to conserve water. Conservation helps keep water costs down, and water costs impact the price of necessities such as food (because farms use so much water)—and rent.

• Even if you already have

a low-flow showerhead, every minute you shorten your shower can save up to 75 gallons per month. And remember, there's power in numbers—if every apartment in a 15-unit building cut just one minute from their daily shower, that would be a savings of 1,125 gallons every month!

- Got a leaky faucet? Report leaks promptly to your building manager. A little drip may not seem like much, but a faucet that drips just five times/minute may be wasting more than 260 gallons per year.
- Do you leave the faucet running when you brush your teeth? Turn it off to

save 70 gallons of water per month or more. You can also ask your building manager to install water-saving faucet aerators (available from Cal Water at no cost) to reduce your faucet water use even more.

- See a leaky sprinkler? An apartment building is a community, and what affects the building affects the tenants. If you see a leak—from a broken sprinkler, washing machine, or pipe, for example—report it immediately to your building manager.

- See room for improvement? Your building manager should also be notified if you see other types of water waste. Inform your manager if an automated watering system's timer seems to be off. You should also bring to your manager's attention old, inefficient washing machines, gardeners who use water



to clean walkways instead of sweeping them, and other sources of water waste.

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Pool, spa guidelines from Butte County Public Health

WATER QUALITY

- Free Chlorine maintained at a minimum level of 2.0 ppm with stabilizer and 1.0 ppm without stabilizer (Spa, Wading Pool, and Spray Grounds require 3.0 ppm with or without stabilizer), but not to exceed 10 ppm. Bromine: Minimum 2.0 ppm for Pools and 4.0 ppm for Spa, Wading Pool and Spray Grounds
- pH maintained between 7.2 and 7.8
- Cyanuric acid (stabilizer) maintained below 100 ppm (the lower the number the better)
- Water clean and clear. Main drain(s) clearly visible.
- Pool/spa water test kit provided (must have "DPD" test kit, not OTO).
- No algae growth in pool water, on sides or bottom, on tile, on suction and light covers.

SAFETY SIGNS AND LIFE SAVING EQUIPMENT

- Signs required: 1) No Lifeguard on Duty, 2) Artificial Respiration and CPR Sign, 3) Emergency Sign 911 w/ name and street address of the pool facility, 4) No Diving Sign (if pool is less than 6 feet in depth) 5) Pool User Capacity Sign, 6) Warning signs for spa pool, 7) Diarrhea Sign, etc...
- All signs posted in a conspicuous place, visible from all sides of the deck (do not hide signs behind plants or furniture) and maintained in a legible manner (replace worn out signs).
- A 17-inch minimum exterior diameter life ring with an attached throw rope of 3/16- inch minimum diameter of sufficient length to span the maximum width of the pool.
- Body hook with permanently attached 12 ft. (min.) pole.
- Depth marking line (minimum tile size of 4 inches and not greater than 6 inches wide) shall be installed across the bottom of the pool where the water depth is 4 1/2 ft. (Not required on pool <5.0 ft. deep).
- Depth markers clearly visible (located on the pool wall at waterline or on the deck, at the maximum, middle, and minimum depths and at the break in slope; on both sides; and at both ends).
- Depth markers shall have numerals a minimum of 4 inches in height and shall be positioned to indicate the water depth accurate to the nearest 6 inches as measured at the waterline.

FENCING/DECKING

- Pool/spa enclosed with approved fencing (min. 5 ft. high, max. -openings 4 in). Enclosures shall be designed and constructed so that they cannot be readily climbed by small children.
- Gates and doors shall open outwardly away from the pool, and must be self-closing and self-latching, with at least one keyless exit.
- An unobstructed 4 ft. min. deck is provided (chairs & tables or planters shall not encroach on the 4 ft. clearance) around entire pool & around > 50% of spa.
- Pool/spa deck and coping in good repair.

RECIRCULATION SYSTEM

- Vacuum and pressure (influent) gauges installed and operating. (effluent gauge optional)
- Flowmeter installed properly and operating (bobber not stuck)
- If installed, Automatic Chemical Monitoring and Control Systems must be working properly
- Filtration system (Cartridge, Sand or Diatomaceous Earth Filters) are operational
- Approved automatic chlorinator in operation. (no hand chlorination allowed except when shocking pool)
- Properly secured anti-vortex or anti-entrapment covers provided for main drain(s), equalizer lines, and jet or booster lines for spa.
- SVRS or Automatic Pump Shut Off systems are operational (pool with single main drain that is not an "unblockable")
- Skimmers and skimmer baskets clean and in working order (weir, check & float valves available)

PUBLIC RESTROOMS (when required)

- All sinks, toilets, urinals, and showers clean and in good repair.

- Floors, walls, and ceilings clean and in good repair.
- Hot and cold water provided at all sinks. (Hot water – maximum of 110 deg. F to prevent scalding)
- Soap and paper towels provided in approved dispensers at hand sinks. Toilet paper available in dispensers

GENERAL REQUIREMENTS

- Daily records of pool chemical testing (pH, Chlorine test daily & Cyanuric acid test monthly), Spa Temperature, other repair and maintenance for the proper operation of the pool or spa. (Records must be available for review)
- Pool is under supervision of reliable and trained individual (preferably Certified Pool Operator).
- Recirculation system is in operation whenever pool is available for use.
- Pool light secure and in good operating condition.
- All tile on pool sides, water line, steps and spa benches are in good repair (Clean and not cracked or missing).
- Ladders and handrails secure (not loose) and in good repair.

THE POOL/SPA WILL BE CLOSED IF ANY OF THE FOLLOWING CONDITIONS EXIST:

1. Main drain(s) cannot be seen due to poor water clarity.
2. Main drain(s) or any suction cover(s) missing, broken or loose.
3. Heavy algae growth.
4. No chlorine residual.
5. Excessive chlorine residual (greater than 10 ppm)
6. Excessive Cyanuric Acid (greater than 100 ppm)
7. Underwater light(s) loose or missing
8. Inoperable automatic chlorinator
9. Inoperable filtration system
10. Spa Emergency Shut-Off Switch does not shut off ALL pumps connected to the spa.
11. Fecal accidents or dead animal in pool
12. Any condition that may be found to exist and can't be immediately corrected, which could actually or potentially threaten the health, welfare, and safety of the public (i.e.... fecal material in the water, gates locked in open position, foreign items in the pool or spa, large holes in pool shell, etc...).

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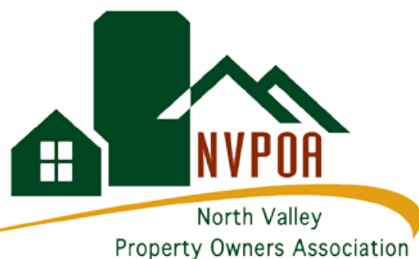
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Tony Hindo
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Buyer's Guide, continued

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Amy Campbell 530-828-9559

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Matt Depa 530-896-9340

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James Fisher 530-5928804
Jerad Prevost 530-521-3439

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Tamara Lambert
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Ryan Spehling
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CURBVIEW

Michelle Dalpogetti
530-356-4900

WASTE / RECYCLING SERVICE

WASTE MANAGEMENT
Christian Garcia
530-717-7069

As with all sound business practices, please confirm that all vendors and subcontractors are licensed and have insurance.



RICHARD SMITH, OWNER

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