



# You can help support rental property protections

**By Earle Vaughan**  
President, CalRHA

California is at a critical precipice regarding rental housing.

In the midst of an unprecedented homeless crisis, AIDS Foundation activist Michael Weinstein and “tenant groups” have once again qualified a ballot initiative that directly threatens your rights as a property owner.



In 2018 and 2020, your invaluable support helped us defeat Propositions 10 and 21.

Today, we find ourselves again uniting against an even larger threat that seeks to eliminate, in entirety, rental property protections currently provided under the Costa-Hawkins Rental Act.

We need your support to defeat this 2024 initiative and protect our investments. Your donation is crucial to this fight.

You can contribute online by scanning the QR code

below. We cannot win this battle without everyone participating.

**How the Initiative Threatens Your Investment**

The proposition authorizes your city and county politicians to immediately enact ordinances that:

- Prevent owners from charging market rents to new tenants upon vacancy (“vacancy decontrol”). Yes, if

this passes the government, not you, will set rents.

- Allow rent control of single-family homes and condominiums.
- Expand local government bureaucratic hurdles thereby increasing your operating costs.

**The proposition is guaranteed to:**

- Decrease your rental income.
- Decrease the resale value of your property. In New York, a similar proposal reduced

property values by 30 percent to 40 percent.

- Create a patchwork of local ordinances that complicate compliance and increase your expenses.

Our past victories in 2018 and 2020 affirm that when our message reaches Californians, we prevail.

However, reaching millions of voters requires substantial resources. It’s up to all of us, large property owners and the collective of medium and small owners, to defend our investments.

**Here are some ways you can help:**

- Donate online or scan the QR code below; go to: <https://www.efundraisingconnections.com/c/CalRHAIssues>
- Engage Nonprofit Groups: Encourage the organizations you’re affiliated with to join our coalition at Stand with

Us. Go to: <https://cal-rha.org/advocacy/protecting-costa-hawkins/>

- Help Secure Other Donors: Spread the word and encourage others to contribute.
- Join Local Rental Housing Associations: Strengthen our collective voice and impact.

As President of the California Rental Housing Association (CalRHA) and a property owner, I acknowledge the challenges posed by the current economy.

In spite of this, we must act to protect our rights as property owners and our future ability to provide quality living spaces while securing fair returns on our investments.

Please stand with CalRHA and the North Valley Property Owners Association. Join rental property owners who have already answered the call.

## Take these steps today!

**DOWNLOAD FACT SHEETS** to help you share the details.  
Use the QR code below.



**DONATE** to help us get the message out to voters.  
Use the QR code below.



# Inclusive communities: Ideas for setting policies that are fair and safe

As a property management professional, it's vital to strike a balance between maintaining a safe, orderly community and ensuring compliance with fair housing laws, especially concerning rules that might impact children. This article provides valuable insights into navigating these complex issues.

## Supervision Rules and Technology Access

When formulating supervision rules for facilities like pools or gyms, consider factors beyond just age, such as maturity and skill level.

For instance, pool rules might be based on swimming proficiency rather than a strict age cutoff. Similarly, access to areas like the Business Center should reflect today's tech-savvy youth.

Rather than imposing an age limit, focus on responsible behavior and proper usage. These considerations ensure that rules are not only fair and inclusive but also adapt to the evolving digital landscape and diverse capabilities of younger residents.

## Safety Versus Discrimination in Common Spaces

Distinguishing between safety measures and potential discrimination is crucial in rule-making.

While banning activities like skateboarding for safety is generally acceptable, such policies should apply to all residents to avoid age-based discrimination.

Additionally, rules restricting children from playing outside within complex gates warrant reconsideration. A more balanced approach might involve designated play areas that allow children to enjoy common spaces without causing disturbances.

This strategy not only addresses safety concerns but also respects the rights of children to use shared facilities.

## Equal Access and Neutral Enforcement

When it comes to public areas of your property, it is important to ensure that equal access is granted with fair enforcement to avoid a fair housing violation.

For example, the disparity in pool hours for adults and children could be seen as discriminatory. Instead, consider implementing family swim times or assessing the hours based on safety and usage patterns rather than age. Moreover, the enforcement of quiet hours should be uniformly applied to all residents. A fair and consistent approach in applying these rules is essential to avoid any perception of age-based bias and to maintain a harmonious living environment.

Regular consultation with fair housing attorneys ensures compliance with evolving laws. Additionally, actively seeking feedback from residents, especially families with children, can guide the development of rules that are both practical and respectful of everyone's needs. This engagement not only helps in tailoring policies that are community-centric but also fosters a sense of belonging among all residents.

## Documentation, Transparency, and Regular Reviews

Clearly documenting the reasons behind specific rules, especially those regarding supervision, is vital for transparency and can be crucial in case of legal scrutiny.

Furthermore, the societal and legal landscape is constantly changing. Regularly review-

ing and updating community rules to reflect these changes is essential in maintaining a legally compliant and inclusive environment.

Additionally, actively seeking feedback from residents, especially families with children, can guide the development of rules that are both practical and respectful of everyone's needs. This engagement not only helps in tailoring policies that are community-centric but also fosters a sense of belonging among all residents.

In conclusion, this article underscores the necessity of formulating community rules with fairness, safety, and legal compliance in mind.

It highlights the importance

of adaptable supervision policies, appropriate technology access for youth, and uniform application of safety measures to avoid discrimination.

Balancing children's play rights with communal order, ensuring equitable policy enforcement, and actively engaging with residents are key.

Regular training, transparent rule documentation, and staying current with legal developments are essential for maintaining an inclusive, compliant, and harmonious community environment.

This approach not only aligns with fair housing laws but also promotes resident satisfaction and overall community well-being.



RSVP: assistantnvpoa@gmail.com

<b>Feb. 6</b>	10 am	Landlord 101 workshop. NVPOA Office. \$10
<b>Feb. 13</b>	6 pm	Chico Area Real Estate Investors Meet-Up. NVPOA Office. Free.
<b>Feb. 21</b>	5:30	Expo Vendor Social Mixer. Mulberry Station. Free; no-host bar.
<b>Feb. 22</b>	7:30 am to 2 pm	NVPOA Annual Housing Expo. Manzanita Place (Chico Elks Lodge). \$65 members. See page X.
<b>Feb. 27</b>	11 am	Chico Fire Chief and Fire Marshall meeting. NVPOA Office. Free (limited seating).
<b>Feb. 29</b>	11 am	Understanding Section 8 Voucher Program and New Rules. NVPOA Office. Free.

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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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Ph (530) 345-1321

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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

## SB 721: The clock is ticking for rental owners

By Matt Depa

### Why January 2025 Should Be on Your Radar Now

I know we've just dipped our toes into January 2024, and it might seem a bit premature to be talking about 2025. But believe me, there's a good reason to have January 2025 circled in red on your calendars. This date marks the crucial deadline for complying with SB 721, better known as "The Balcony Inspection Law." As property owners, understanding and preparing for this deadline now can save you from future headaches and ensure the safety of your properties and tenants.

### The Genesis of SB 721

The origin of SB 721 lies in the tragic balcony collapse in Berkeley, 2015. This incident prompted Governor Jerry Brown to enact the law in 2018. Effective from January 1, 2019, SB 721 aims to be a proactive step towards preventing future tragedies by enhancing the structural integrity of multi-family residential buildings.

### Not just for balconies: Navigating the SB 721 Requirements

The law mandates a thorough inspection of "exterior elevated elements" in all multi-family residential buildings in California with three or more dwelling units. These elements include balconies, decks, porches, stairways, walkways, and entry structures that are supported significantly by wood or wood-based products and are elevated more than six feet above ground level.

### Inspection Timelines and Responsibilities

Property owners must ensure that the initial inspections are completed by January 1, 2025. Subsequent inspections are required every six years. It's crucial to maintain copies of all inspection reports for at least two inspection cycles (12 years) and make them available to potential buyers and jurisdictional officials upon request. Be aware that local jurisdictions may impose stricter requirements.

### Who is Qualified to Inspect?

Qualified professionals for conducting these inspections include:

- Licensed architects.
- Licensed civil or structural engineers.
- General contractors holding any or all A, B, or C-5 Licenses issued by the Contractors State License Board; with a minimum of five years of experience in constructing multistory wood frame buildings.
- Certified building inspectors or officials recognized by state, national, or international associations.

### Action Plan for Identified Damages

If an inspector identifies damage, immediate action is



required depending on the severity. For immediate safety threats, owners must mitigate risks promptly, which might include restricting access or emergency repairs. For non-imminent threats, owners have 120 days to apply for a repair permit, followed by another 120 days post-approval to complete repairs. Extensions are subject to local building department approval.

### Ignoring SB 721: A Pricey Affair

Turning a blind eye to this law may be like playing financial Russian roulette. Non-compliance could hit your wallet hard, with daily fines ranging from \$100 to \$500. Worse, local jurisdictions can impose safety liens against non-compliant buildings, potentially leading to foreclosure for unpaid fines.

### Conclusion: Don't Hit the Snooze Button

As we approach the January 2025 deadline for SB 721 certification, let's not be the ones scrambling at the last minute. It's not just about ticking a box; it's about safeguarding our investments and the people who call our properties home. So, let's get inspecting – the clock's ticking, and it waits for no one.

Now you see us ... now you don't

Angela (530) 514 7738  
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# Executive Corner

By Jennifer Morris

On January 23rd your NVPOA Board of Directors were sworn into office by Past President (twice) Steve Depa. This is the second time NVPOA has had a second generation of leaders in place. The first was with Past President Claudia Yorton and her son, Nick Yorton, and now with Steve and his son Matt Depa.

We were even joined at the swearing in with guests, Pam Depa, Nancy Depa, Past President Randy Coy, and Past President Tim Colbie. We are very excited for all of our Board of Directors (Tanya Morgan, Brittany Hightower, Analise Uhrig, Stacie Power, Angela Mundo, Erin Campos, Brooke Shelton, and Alysha Sanchez) to lead NVPOA towards our goals.

These goals include:

- Growing membership by 10 percent.
- Strengthening community relationships.
- Growing our committees for future leaders at NVPOA. - Advocating and fundraising to defeat 2024 ballot measures like Justice for Renters Act (Costa Hawkins Repeal 3.0).
- Offering timely educational workshops on industry trends.
- Keeping our members informed about important changes that will have an impact on their business and property owner rights.

We hope to see you all at our upcoming Rental Housing Expo on Feb. 22 at the Chico Elks Lodge where we will have five different educational topics on.

The topics include fire extinguisher certification training; Professional Development for Efficiency and Productivity; 1099 vs. W2-Does it Really Matter? Only if Freedom, Fines, and Felonies matter; Effective Resident Communication and Retention Techniques, Chico Market and Leasing Trends; and Harmony in Collaboration: Nurturing a Collaborative Mindset for Success.



Adding to that will be the 30 vendors featuring their services to help you successfully manage your rental properties. It will be a fun day filled with networking and jungle themes. Save your seat today by visiting the NVPOA calendar online or contacting our office.



Above and below: NVPOA board members sworn into office.



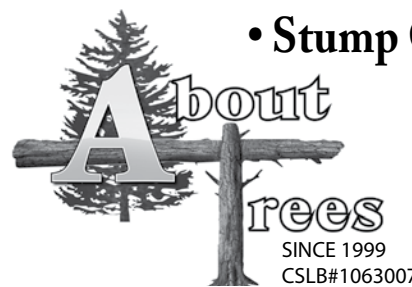
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# 2024 LEGISLATIVE DAY

April 9 - 10, 2024  
Sacramento

## April 9, 2024

### Guest Presentations & Legislative Reception

2:00pm - 5:00pm

#### Guest Speakers on Politics & Policy

Sheraton Grand Hotel - 1230 J St, Sacramento, CA 95814

5:30pm - 7:30 pm

#### Legislative Reception

Mayahuel - 1200 K St, Sacramento, CA 95814

## April 10, 2024

### Meetings with Legislators/ Staff

9:00am - 3:00pm

1021 O Street, Sacramento, CA 95814



## Hotel Accommodations

Special CalRHA guest rates at the Marriot Residence Inn - Capitol Park  
1121 15th Street, Sacramento CA 95814

Click here to book your room <https://www.marriott.com/event-reservations/reservation-link.mi?id=1706055969436&key=GRP&app=resvlink>

Check in: Tuesday, April 9, 2024

Check out: Wednesday, April 10, 2024

**Please book ASAP as the current rate of \$249/night will increase as occupancy nears capacity.**

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# Study reveals key actions to help keep employees

Maintaining a high level of employee satisfaction can seem like an impossible task at times. Therefore, Multifamily Insiders and Grace Hill joined forces to research what drives employee satisfaction for multifamily professionals.

According to the 2024 research report, responders said "Getting a Raise" was rated the most important factor to job satisfaction across all job types, and "Getting a Bigger Bonus" ranked 4th, out of a total 9 options.

For senior management, "Getting a Raise" was the 2nd most important factor to job satisfaction with an average rating of 3.7, while for maintenance technicians, it was far and away the top factor with an average rating of 1.8, with "1" being the most important factor.

The top non-financial element to job satisfaction among respondents was "Support from Your Immediate Manager", which was a strong response no matter the position in multifamily.

- Verbal support backed by flexibility in their conversations with me.
- Allow me to take continuing education and certifications to advance my career goals.
- Wholeheartedly entertain trying new things. In some cases, that means backing my decisions
- Autonomy to lead and make decisions. Trust.
- Paid for certifications and classes. Really care about the growth and training of myself and peers
- Consistent guidance
- My immediate manager listens and acknowledges and lets me know she here for anything I need
- Backing me up when disgruntled tenant contacts corporate
- Annual wage & performance review, and they invested in my CCRM training. They also provide annual training regarding Sexual

Harassment, Fair Housing, and other important policies and guidelines. They are also available to troubleshoot any gray areas that come up, or navigate challenging resident issues.

- My boss gives me the autonomy to explore what I think it would take to advance my career. Understanding that he does not have all the answers and never wants me to feel limited.
- Open door communication policy and forgiveness when mistakes are made

It should be noted that the most common non-financial response appeared to be

training and support for advancement. Notably, training appeared much more common for senior management, possibly indicating that companies are providing more training for upper executives than on-site teams.

The report covered several other aspects that are not covered here, including:

1. The most gratifying parts of their job
2. What part of their job is the most frustrating
3. What job tasks would they remove if they could

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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.*



## PROPERTY MANAGEMENT For Redding & Chico

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Attorneys at Law

Samuel E. Harvey  
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## Landlord/Tenant Q & A:

### *Kimball, Tirey & St. John, LLP*

#### **Question: If a tenant is evicted, do they forfeit their security deposit?**

Even though a tenant is evicted, they still have a right to an accounting of the use of their security deposit. The deposit can be used for cleaning, repairs beyond normal wear and tear and delinquent rent.

#### **Question: Does a resident have to stay in his apartment for a certain number of days per month in order for his lease to remain in effect?**

*Not unless the lease requires actual possession..*

#### **Question: Our new residents, who are college kids, are driving the neighbors crazy with their partying, and they are only one month into their one year lease. What kind of notice do I need to serve?**

*If the disturbances are major and continuous, or if the police have to be called, you may be able to serve a three-day notice based upon nuisance and commence the unlawful detainer action if they fail to vacate pursuant to the notice. If the noise is not major, serve notice of lease violation and document the behavior until a few warnings are served then proceed with the three day notice. The facts will determine which to serve*

#### **Question: Can I have the resident pay more security deposit to make up the difference from rent increases?**

*You can unilaterally change the terms of a month-to-month agreement by properly serving a thirty-day notice of change of terms of tenancy. This cannot be done with a fixed term lease or a lease within certain rent control jurisdictions. You would have to wait until the lease expires and then upon renewal (or when the tenancy goes month-to-month) ask for an addition to the deposit. Note that as of July 1, 2024, there is a limit of one month security deposit for most tenancies regardless of whether the unit is furnished or not, with a few exceptions.*

#### **Question: I rent a house to a married couple. I have found that they now have a third person living with them. Can I raise the rent, tell them they have to sign a new lease if they want an ad-**

#### **ditional person, or can I say they cannot have additional people in the house since only two people signed the lease?**

*If your lease restricts the number of occupants and the tenants have exceeded the limit, it is considered a breach of the lease and can be remedied by serving a three-day notice to perform conditions and/or covenants or quit. As an alternative, you can invite the third party to fill out an application, if qualified, and add their name to the lease. Also be aware of local law related to the addition of an occupant as well as occupancy limits when making decisions.*

#### **Question: Can tenants change their locks without the permission of their landlord, and refuse to provide a key to the property manager?**

*Most leases, including those provided by the Apartment Association of Greater Los Angeles, restrict any alterations to the premises without your permission or consent and most leases specifically restrict changing locks without the landlord's permission.*

#### **Question: Do we have to take pictures of the apartment before a resident moves in?**

*Although there is no legal requirement that you take pictures before a tenant moves in, it is a very smart thing to do, especially when you compare your pictures of what the premises looked like to when the tenant moved out. It makes it easy for a judge to see the damage. Just make sure your pictures are of the actual unit (not a model unit), they are dated, including time of day, and are of good quality. Many landlords also prepare a written statement of condition of the unit.*

#### **Question: Who is responsible for keeping the carpet clean? The tenant or the owner?**

*The tenant is responsible for leaving the premises, including the carpet, in the same state of cleanliness that existed at the time they first moved in.*

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*Our legal alerts are provided on selected topics and should not be relied upon as a complete report of all new changes of local, state, and federal laws affecting property owners and managers. Laws may have changed since this article was published. Before acting, be sure to receive legal advice from our office. For contact information, please visit our website: [www.kts-law.com](http://www.kts-law.com). For past Legal Alerts, Questions & Answers and Legal Articles, please consult the resource section of our website.*