

RENTAL PROPERTY NEWS

CALRHA





From the President

Earle Vaughan | CalRHA President

Dear Members,

I am thrilled to announce the launch of CalRHA's new **Proposition 33 website**, dedicated to informing rental housing members and the public about the adverse consequences of expanded rent control and vacancy control policies.

This website is designed to be a resource for understanding the complexities of the Costa-Hawkins Rental Housing Act, and Proposition 33's rent control provisions and its impact on housing affordability, availability, and public services.

You'll also find a shareable fact sheet outlining the key issues associated with Proposition 33 and how it can:

- Impose vacancy control to prevent housing providers from adjusting rents to market rates upon a tenant vacancy.
- Worsen the housing crisis by reducing availability.
- Cause income loss and property value declines.
- Impose rent control on single family homes, condominiums, and ADUs.
- Reduce funding for public safety, senior services, and homeless programs.

I encourage each of you to explore the website, engage with our content, and share it with your circle of influence.

I urge you to also consider making a donation to help defeat Prop. 33. Recent samplings show voters favor our side's messaging, but we can't win if that message doesn't reach the millions of Californians who are expected to turn out this November.

Every donation, no matter the size, makes a significant difference and helps us move closer to our goals. To donate, simply click the link [here](#) or scan the QR code below.

As we push toward November, we're also fighting on your behalf on the legislative front. CalRHA successfully prevented AB 2216 (pet mandate) from moving forward last month, but the Legislature returns from summer recess on August 5 to act on several of our high-priority bills, including AB 2347 (prolongs the time period for just cause evictions) and AB 2747 (requiring housing providers to report payments to credit agencies).

These next several weeks are critical. Please kindly stay tuned for calls to action because together, we can achieve remarkable things for our industry and for the people of California.

Thank you for your unwavering commitment and generosity.

Sincerely,

Earle Vaughan

CalRHA President





PROPOSITION 33!

PROTECT YOUR PROPERTY INVESTMENT

WHAT IS PROPOSITION 33?

Proposition 33 would repeal protections provided by the Costa-Hawkins Rental Housing Act and give city and county politicians vastly **more power to impose fees** and **rent control mandates**.

Learn the facts and take action now!

Visit our website:

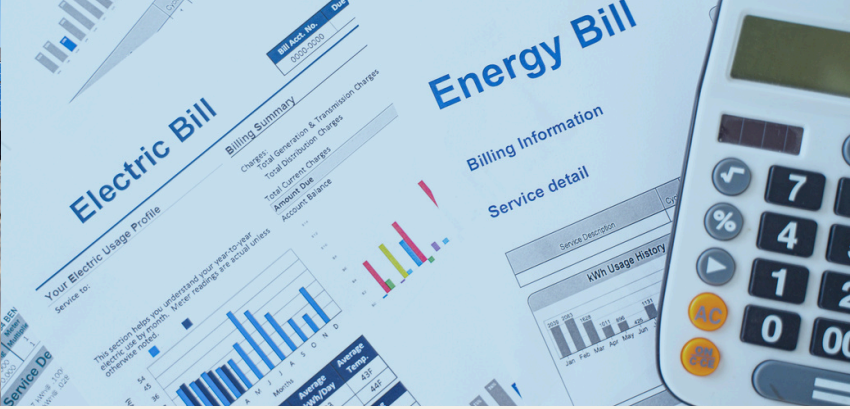
<https://prop33facts.org/>

**DEFEND YOUR
RIGHTS NOW!**





Installing solar panels in rental properties, boosts savings and sustainability for tenants.



Reduce your electricity costs with solar power, which offers free energy from the sun.

How Solar PPAs Cut Your Business Energy Costs

Switching to solar energy might seem challenging for many businesses, but it offers substantial financial advantages. One way to harness these benefits is through a Solar Power Purchase Agreement (PPA). Here at C26 Solar, we specialize in providing PPAs, allowing businesses to access solar energy without any upfront costs. C26 Solar is helping businesses slash energy expenses by 20-50%! By choosing a PPA, your business can enjoy lower, more predictable energy expenses without the burden of financing or managing the solar installation.

Solar PPAs allow businesses to purchase solar power generated on their premises at a fixed rate that is lower than traditional utility rates. This means that from day one, you're spending less on energy while contributing to a greener planet. With C26 Solar handling the ownership and maintenance of the solar system, you can focus on running your business while benefiting from significant cost savings.

Moreover, the financial benefits of PPAs extend over the long term. As conventional energy prices fluctuate and typically rise, a Solar PPA helps lock in lower energy costs, protecting your business from market volatility. This stability is essential for better budgeting and long-term planning, ensuring that your energy expenses remain manageable. By adopting a Solar PPA, you can strengthen your financial position and set your business on a path to sustainable growth.

Understanding Solar PPAs: A Simple Explanation

Solar Power Purchase Agreements (PPAs) are a great way for businesses to access the benefits of solar without the upfront costs or the hassle of ownership. In a PPA, a C26 installs, owns, and maintains the solar PV system on your property. In exchange, your business agrees to purchase the power generated by the system at a fixed rate, cheaper than what you'd pay to your local utility company.

This setup means you don't need to worry about the responsibilities that come with owning and maintaining a solar system. Instead, you get to enjoy the advantages of clean, renewable energy right from the start. C26 Solar, takes care of everything, including system performance and maintenance, ensuring that your business can focus on its core operations without any interruptions.

Key Ways Solar PPAs Reduce Energy Costs for Your Business

1. **Fixed Energy Rates:** By agreeing to a fixed rate for the electricity produced by the solar system, you can protect your business from rising utility costs. Traditional energy rates can be unpredictable and often increase, but with a PPA, your energy costs remain stable and predictable, making budgeting easier.

2. **Reduced Demand Charges:** Solar energy can help reduce demand charges, which are fees based on your highest rate of energy use during a billing period. By generating your own power on-site, you can lower your peak demand and reduce these charges.

3. **Lower Operational Costs:** Since the PPA provider owns and maintains the solar system, your business doesn't incur maintenance or repair costs. This can lead to significant savings over the life of the agreement. Plus, the reduced energy costs free up capital that can be invested back into your business.

4. **Energy Independence:** Having a solar energy system on your property decreases your dependency on the grid. This not only offers cost benefits but can also protect your business from price fluctuations and energy instability.

By leveraging a Solar PPA, your business enjoys immediate and long-term financial advantages such as saving 20-50% on energy expenses. From the moment the solar system is up and running, you start saving on energy costs, contributing to a more sustainable and cost-efficient operation.

Comparing Solar PPA Costs with Traditional Energy Sources

Understanding the cost differences between solar PPAs and traditional energy sources is essential for businesses considering the switch. Traditional energy sources, such as coal and natural gas, have variable pricing that can fluctuate with market conditions. These fluctuations make it challenging to predict future energy costs and manage budgets effectively. In contrast, solar PPAs offer a fixed rate for the duration of the agreement, providing price stability and predictability.

Moreover, solar energy is generally less expensive in the long run.

Traditional energy sources incur ongoing costs related to fuel extraction, transportation, and combustion, which can add up. Solar PPAs eliminate these costs since they rely on free sunlight to generate power. By choosing a solar PPA, businesses can avoid the hidden costs associated with fossil fuels and benefit from a more predictable and often lower overall energy expenditure.

Long-Term Financial Benefits of Implementing Solar PPAs

The use of solar energy through PPAs can enhance a company's bottom line. Reduced energy costs mean more funds are available for investment in growth opportunities or other operational needs. Over time, the 20-50% savings from lower energy bills can accumulate, providing a substantial financial boost. Solar PPAs also demonstrate a commitment to sustainability, which can attract environmentally-conscious customers and investors, further enhancing business profitability.

Conclusion

Adopting solar PPAs offers multiple advantages, including saving 20-50% on your energy costs, environmental benefits, and increased predictability in energy costs. These agreements provide businesses with an effective way to transition to renewable energy without the upfront costs usually associated with solar installations. By doing so, companies contribute to environmental sustainability, reduce their carbon footprint, and improve their public image.

At C26 Solar, we specialize in helping businesses realize these benefits through our expertly managed [solar PPA in California](#). Our goal is to make renewable energy accessible and advantageous for your company. Contact us today to learn how we can help you take the next step toward a sustainable and financially stable future.



Squatters Have Become a Major Problem in California and Across the U.S.



Daniel Yukelson is currently the Executive Director of The **Apartment Association of Greater Los Angeles** (AAGLA). As a Certified Public Accountant, Yukelson began his career at Ernst & Young, the global accounting firm, and has since served in senior financial roles principally as Chief Financial Officer for various public, private and start-up companies. Prior to joining AAGLA, Yukelson served for 15 years as Chief Financial Officer for Premiere Radio Networks, now a subsidiary of I-Heart Media, and for more than 3 years as Chief Financial Officer of Oasis West Realty, the owner of the Beverly Hilton and Waldorf Astoria Beverly Hills where he was involved with the development and construction of the Waldorf. Yukelson was formerly Chairperson of the City of Beverly Hills Planning Commission and served on both Beverly Hills' Planning Commission for 6 years and Public Works Commission for 3 years.

Thousands of properties across America are being invaded by squatters, who move in and live rent-free often causing major damage, or in worse cases, injury or death to property owners — and there's really no expedient, easy legal way for property owners or the police to remove them. Squatting occurs when someone occupies what is typically an uninhabited or abandoned residential property that they do not own, rent, or otherwise have permission to live in. Although squatting is illegal in California, squatters still have certain rights under California law and removing squatters from your property can often take lots of time and lots of your money.

These days, there are numerous internet forums and dark web pages devoted to squatting that offer a “dummies guide” to breaking into someone else's home and establishing a right to be there. Many of these online forums have been targeting recent immigrants. Squatters know the tell-tale signs of an available property to invade. Many squatters look through real estate listing sites like Zillow or Trulia to identify homes that have been on the market for extended periods without any activity before making a visit in person. One squatter in an online forum suggested placing an orange parking cone in the driveway of the home and coming back a week later to see if it's been moved before breaking in.

Other squatters use online tools such as Google Earth to scan neighborhoods for swimming pools with green colored water, a sign that a property's owner is absent.

Because very often law enforcement is reluctant to step in and address what they perceive as a civil and non-criminal matter, property owners have turned to vigilante squatter removers like Flash Shelton in Los Angeles who calls himself the “Squatter Hunter,” who along with his crew, armed with guns, barge in on squatters or waits for them to leave and then moves in. Their plan: live with the squatter, install cameras, dirty the bathrooms, take the “best” spot on the couch, eat the squatter's food, and make things uncomfortable for the squatters until they eventually leave. In other words, the goal of the squatter removers is to “out squat the squatters.” These vigilante squatter removers are far less costly and much faster than the court system which can take approximately 11-12 months and untold thousands of dollars in legal fees to remove a squatter. However, eventually, someone is going to get hurt and that might be the squatters or the squatter removers. In a sense, we are dealing with the “wild, wild West” here.

Very often, when asked to leave, trespassers and squatters often refuse and sometimes persuade law enforcement that they are authorized occupants by presenting false documentation or by stating that an oral lease is in place, which then requires rental property owners to file an eviction action in order to remove them, which often takes up to 12-months and is very costly. To make matters worse, often times trespassers and squatters frequently cause substantial property damage with graffiti, theft, or destruction of building materials, and also conduct criminal activities such as narcotics sales or rage parties.

Many property owners just do not realize the scope of the squatter problem until they find their vacant property ransacked and damaged or unexpectedly occupied by strangers. To avoid the adverse possession claims squatters can make after living at a vacant property undetected for long periods, property owners must take preventative measures such as frequent inspections and installing alarm systems and security cameras. In addition, property owners should consider posting no trespassing signs, making the property appear occupied (e.g., park car in driveway, run sprinklers, put lights on timers, etc.), hire a property management company to monitor the property, and timely address any code violations or unsafe conditions. Adverse possession is a legal principle that allows someone to acquire legal ownership of a property that they do not legally own and is also known as “squatter's rights” – See “Squatting and Trespassing Under California Law” below.

Squatter News Stories are Horrific

Today's news is seemingly overflowing with squatter stories. As reported recently by the Los Angeles Times, a group of squatters took over a home in a quiet Sherman Oaks neighborhood for nearly one year and used false documents to change title into their name

– they claimed that when they broke in, they found the property owner deceased, but still tried to dispose of his body in an acid bath. In another matter, squatters took over and caused hundreds of thousands of dollars in damage to a Beverly Hills adjacent mansion that was used for several months to hold parties and conduct narcotics sales. In New York City, only having recently lost her mother, 52-year-old Nadia Vitels reportedly found two teenagers, Halley Tejada, 19, and Kensly Alston, 18, squatting in her deceased mother's apartment – the teens killed Vitels by shoving her into a wall, and then stuffed her body into a duffle bag and fled in her Lexus. In Las Vegas, an 82-year-old woman was found buried in her Las Vegas backyard after she was the victim of squatters who broke into her home, killed her and then dismembered her body when they moved in.

Several States are Trying to Address the Issue

Four states so far are trying to address the squatter issue, with one state, Florida, having already passed an anti-squatter bill, and three other states, including New York, Georgia and Alabama, with proposed bills working their way through the legislative process. In general, these bills make squatting a criminal activity as either misdemeanor or felony, depending upon the severity and level of property damage caused.

In the State of Florida, for example, Florida House Bill 621 (Signed by Gov. DeSantis) allows a property owner to request that law enforcement immediately remove a squatter from their property if the following conditions are met: (i) The individual has unlawfully entered and remains on the property; (ii) The individual has been directed to leave the property by the owner but has not done so; and (iii) The individual is not a current or former tenant in a legal dispute. This bill garnered broad and unanimous bipartisan support in Florida.

In the State of New York, proposed Senate Bill 8867 (Senator Mario R. Mattera) includes a four-part proposal that would enable law enforcement to immediately evict individuals from residential properties swiftly, based on a property owner's sworn complaint and without court involvement of any kind. The approach essentially mirrors the Florida bill by providing a rapid solution for property owners to reclaim their property without court intervention. To balance the aggressive stance, however, the New York bill includes substantial civil protections for individuals wrongfully removed, including potential triple damages, restoration of possession, and attorney fees for the aggrieved party.

The proposals working their way through the legislative process in Georgia and Alabama have similar elements to the Florida bill as well. California property owners need similar protections and could greatly benefit from passage of an anti-squatter bill. During a recent lobbying visit to Sacramento, our delegation discussed the need for anti-squatter legislation with approximately a dozen legislators, several of whom expressed interest in investigating the matter further for the 2024 / 2025 legislative session.

Squatting and Trespassing Under California Law

In California, it is illegal for someone to squat or trespass on vacant property without the owner's permission. A vacant property may be an uninhabited residential building or land that is unused and unoccupied. Even if a property is vacant, squatters have no legal right to occupy the property without authorization from the owner. Property owners have the right to take legal action to evict or remove squatters from any vacant building or land. Squatting and trespassing; however, are different under California law as trespassing refers to someone entering the property without permission, while squatting involves occupying and living on the property without permission.

Both are illegal, but squatting involves residing on the property while trespassing does not.

In California, a squatter can try to make an "adverse possession" claim to gain legal ownership of the property they are occupying. This requires meeting specific continuous possession requirements over a 5-year period along with each of the following requirements, and only then, the squatter can file a lawsuit to claim legal ownership of a property that they do not own:

- "Hostile Possession" by occupying the property without permission, meaning the squatter occupies the property without permission from the legal owner, and do not have a rental agreement or any type of lease or agreement giving them permission to live there.
- "Actual Possession" by physically residing on the property. Occasional visits or storing belongings will not qualify for adverse possession as a squatter must live on the property continuously.
- "Exclusive Possession" by excluding all others from the property. In other words, a squatter cannot share possession with the owner of the property, nor with other squatters, tenants, or anyone else during the 5-year period as the property must be occupied solely by the squatter.
- "Continuous Possession" by residing on the property for the entire 5-year period.
- "Open and Notorious Possession" by using the property openly without hiding occupancy.

In addition to the 5-year requirement and meeting the requirements for hostile, actual, exclusive, continuous and "open and notorious" possession, a squatter must pay the property taxes on the property for 5-years to acquire the property through adverse possession in California.

While property owners have the right to evict squatters from their buildings or land in California, this requires giving the squatters proper notice first such as a 3-day written notice before pursuing what will likely be a lengthy and costly unlawful detainer (eviction) process. In order to ultimately remove the squatter, a court order is necessary along with a Sheriff lockout.

On occasion, a property owner may allow someone to use or occupy a property with an oral “at-will” agreement, but this creates a tenant “at will” arrangement without a formal, written lease, and as a result, these “at will” tenants are not considered to be squatters with adverse possession rights since their occupancy was being permitted.

California’s Senate Bill 612: Limited Protections from Trespassers and Squatters

In October 2023, Governor Newsom signed Senate Bill 612, which provides limited protections to property owners from trespassers and squatters. Senate Bill 612 allows property owners to request police assistance with trespassers or squatters if they submit a no trespass letter, commonly referred to as a “602 letter” or “trespass letter” to their local law enforcement agency on a form provided by the local law enforcement agency. These 602 letters, once filed, can remain in effect for up to one year, and in the event a property is permanently closed and signs are posted as such, the 602 authorization letter can remain in effect for three years. The legislation also allows property owners to electronically submit their requests to law enforcement agencies.

Senate Bill 602 permits a single request for assistance to be made and submitted electronically, in a notarized writing on a form provided by the law enforcement agency, to the local police for a time period determined by local ordinance or 12 months, whichever is

shorter, and identified by specific dates, during which there is a fire hazard or the owner, owner’s agent, or person in lawful possession of the property is absent from the premises. The request may remain in place for up to 3 years when the premises or property is closed to the public and posted as being.

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IMPORTANT BRIEFING: Proposition 33 and Other November Ballot Initiatives

NO ON 33

AAGLA Member Webinar
Wednesday, August 7, 2024
1:00 PM - 2:00 PM

Featured Presenters
RUSSO MCGARTY

IMPORTANT BRIEFING: PROPOSITION 33 AND OTHER NOVEMBER BALLOT INITIATIVES WEBINAR

AUGUST 7, 2024 @ 1:00 PM - 2:00 PM PST WEDNESDAY

If Proposition 33 passes, it would have devastating effects on rental property owners and force many owners out of the rental housing business, particularly those smaller, “mom and pop” owners. The passage of Proposition 33 would result in foreclosures and the fire sales of rental property because owners would no longer benefit from being able to increase their rents to market level for new tenants after tenants voluntarily leave.

Please join us for our most important webinar of the year. Michael Weinstein and the AIDS Healthcare Foundation are at it again and want to empower local jurisdictions to impose horrific forms of rent control. Be sure to join us and help us to get out the word to 'Vote No on Proposition 33.'

[CLICK HERE](#)

PROPERTY MANAGER MASTERMINDS
BEST PRACTICES FOR HANDLING THOSE 'P.I.A.' INSPECTIONS

TUESDAY
August 13, 2024

TIME
11:00 AM - 12:00 PM

REGISTER NOW >

THE SOUTHLAND'S TOP PROPERTY MANAGERS

 Joel Boudreau, President NORTH OAK PROPERTY MANAGEMENT	 Karl Neigh, Chief Executive Officer SKY PROPERTIES, INC.	 Matt Williams, Principal WILLIAMS REAL ESTATE ADVISORS	 Paul Torrens, President LINDER AND ASSOCIATES
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TITLE SPONSOR: SCOTT

THE SOUTHLAND'S TOP PROPERTY MANAGERS: BEST PRACTICES FOR HANDLING THOSE 'P.I.A.' INSPECTIONS

AUGUST 13, 2024 @ 11:00 AM - 12:00 PM PST TUESDAY

Our latest panel of “Property Management Masterminds” have somehow figured out how to handle some of the most difficult inspection situations and have learned how to best prepare for that “Inspection Day” when it arrives. Our expert panel will once again be sharing some important insights gained only from years of experience, success and mistakes along the way in our rapidly evolving property management business, and will always enlighten you with some of the solutions they have devised and real-life stories they have experienced over the years. These experts thrive on the front-line in today's over regulated housing business, constantly dealing with the three-T's (tenants, toilets and trash) and will share some expert advice you need to thrive in the rental housing business.

[CLICK HERE](#)

Get Social with Us!

Follow CalRHA on social media

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California Rental Housing Association @cal_rha

State officials estimate **Proposition 33** could reduce funding for public services by *tens of millions of dollars* a year.

Another reason why Prop. 33 is bad for California.



- Public safety
- Senior services
- Housing assistance

California Rental Housing Association @cal_rha

Prop. 33's got a big problem.

It's being sold as a solution to the housing crisis, but the real housing folks are saying otherwise.

“ We're facing a severe housing and homelessness crisis, and this ballot measure [Prop. 33] will worsen it.

It will make it harder to build affordable housing at a time when we need it most, and it will make it more difficult for people experiencing homelessness to find housing.

-Corey Smith
Housing Action Coalition

<https://www.connectcre.com/stories/statewide-campaign-sounds-alarm-on-california-prop-33-to-repeal-costa-hawkins/>

California Rental Housing Association @cal_rha

Prop. 33 on this November's ballot repeals rental protections currently provided under the Costa-Hawkins Rental Act.

Find out what it means for rental income and investments bit.ly/3xZLm5P



BAD FOR

- OWNERS
- RENTERS
- CALIFORNIA

Proposition 33

CALIFORNIA RENTAL HOUSING ASSOCIATION

RHA

California Rental Housing Association @cal_rha

House #squatters are taking over and State legislatures are taking notice. It's rampant from ritzy Beverly Hills to remote areas of northern CA.

Follow us as we catalogue these stories and lead the effort for legislative reforms.

TheBlaze @theblaze · May 7
6 suspected squatters arrested outside \$500K Atlanta home less than 2 weeks after new law criminalizing squatting took effect divr.it/T6Ydn8

