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HOT AUGUST NIGHTS!

July 2018

New Spate Of Wildfires Activates Rent-Gouging Bans

Wildfires have returned to California this summer, prompting a new set of emergency declarations from Governor Jerry Brown and accompanying bans on rent increases exceeding 10 percent. Emergency declarations trigger the state's anti-price gouging protections, which prohibit raising the price of many consumer goods and services, including that of rental housing, by more than 10 percent above pre-emergency levels after an emergency has been declared. The rent-gouging ban applies to existing tenants and at unit turnover. Part of the confusion arises from the fact that, although the states of emergency are declared for specific counties, the enforcement of the law does not stop at the county line. California's attorney general has interpreted the price-gouging law to apply anywhere in the state with an increased consumer demand resulting from the emergency.

CAA continues to encourage its members with properties anywhere in the state to seek legal advice before raising rents more than 10 percent, given the patchwork of locations with declared states of emergency and the lack of a clear standard for how to determine when areas outside of those counties are subject to the ban.

State Building And Construction Trades Council Joins CAA, Others To Fight Costa-Hawkins Repeal

The California Apartment Association is pleased that the State Building and Construction Trades Council of California has joined efforts to defeat Proposition 10, which would repeal the Costa-Hawkins Rental Housing Act and bring extreme forms of rent control back to California.

The CAA-Sponsored campaign committee to defeat Prop. 10, Californians For Responsible Housing, issued a press release June 30, 2018 announcing that the Building Trades Council, one of the most powerful labor groups in the state, has joined several other important statewide organizations in voicing opposition to the Costa-Hawkins repeal measure. Proposition 10 would create a major disincentive for investors to build rental housing, exacerbating the state's housing shortage.

Other key groups opposing Prop. 10 include the NAACP, AMVETS Department of California, the American Legion Department of California, the California Council of Local Housing Finance Agencies, the American G.I. Forum of California, the California Chamber of Commerce and more than a dozen other veterans, labor, and housing groups.

Measure Would Drive Landlords From Market

Without Costa-Hawkins, many existing landlords, including seniors whose retirements hinge on their rental income, will face the burdens of extreme rent control and exit the rental housing business. Those who sell will likely lose equity, as rent control reduces values on affected properties by up to 20 percent.

CAA does not want to see a reduction in rental housing, but when rent control becomes too extreme, getting out of the business is an option that is chosen by some owners, and CAA will continue to defend that right.

Now it's up to the California Apartment Association and its campaign to defeat the repeal, Californians For Responsible Housing, to help voters understand the pitfalls of extreme rent control.

Q&A

Q: Can I give a rent increase anytime during the month or just on the first day of the month?

A: If you have a month-to-month tenancy with the tenant, you can serve a written 30-day notice (or 60-day notice if you are increasing the rent more than 10 percent within the last 12 months) to increase the rent at any time of the month.

Q: I have a tenant who caused a fire in an apartment which resulted in a substantial amount of damage. The fire department concluded the tenant was at fault. Can he be liable for my deductible and can I take it out of his deposit?

A: Yes, in fact he is responsible for all losses suffered. (your insurance company may want to pursue him).

Q: What kind of changes to the rental agreement require the “changes of terms” notice?

A: Any material change to a month-to-month tenancy requires a written 30-Day Notice of Change of Terms of Tenancy. It may be served personally, by post and mail, or substituted service and mail.

SMART MOVES

Storage 101: Top Organization Strategies

The moving process can be stressful. Thanks to these helpful moving apps it doesn't have to be. These 4 apps can streamline the process and save you some moving day headaches.

- **Magic Plan** – Create floor plans in minutes with just your phone's camera. Magic plan lets you view your new home's space in 3D and design it before you even move in.
- **Homestyler** – Turn your phone into a virtual room by taking photos of your home's space and adding various wall colors, décor items and furniture. Take the guesswork out of home remodeling.
- **Sortly** – Keep track of all your items during your move with photos, tags, notes and more. Group items exactly how you like and keep track of their whereabouts in organized folders. No more rummaging through mystery boxes.
- **Updater** – What often causes the biggest headaches when you move is contacting every single service provider individually to update them on your new address. Updater connects your home services, updates your accounts and saves you hours of phone calls and countless headaches.

Now, download one or two of these high-tech helpers, and get moving!

Our Mission Statement: To provide our clients the highest level of professionalism, experience and unparalleled personal attention all delivered through a foundation built on ethics and integrity.



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