

CWP

Property Management



January 2019

Year End Statements

Enclosed Is Your Year End Statement. Please Use This Financial Statement For Your 2018 Tax Preparation

Business License

CWP will renew your business license for 2019 if we are currently authorized. If not, make sure you renew your 2019 business license by contacting the local City/County Office in which you own rental property. For more information, contact the Accounting Manager (Rebecca Donahue) at 510-352-6310 x107

CWP Staff Directory

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2019

CWP Wishes You and Your Family a Prosperous and Happy New Year!

10 New Laws That Will Affect The Rental Housing Industry in 2019

Numerous laws taking effect on New Year's Day will impact the way rental housing providers do business in California. CAA has summarized 10 of the most significant of those new laws in the paragraphs below:

- **Balcony Inspections- SB 721:** Under the bill, 15 percent of the load-bearing, elevated exterior elements at apartment buildings and complexes with three or more units must be inspected every six years.
- **Automatic Garage Doors-Battery Backup - SB 969:** While property owners won't need to proactively install new automatic garage doors, any replacement door installed on or after July 1, 2019 must have the battery backup feature.
- **Rent Collection – AB 2219:** Provides that a landlord who accepts a rent payment from a third party can require that the third party sign a document acknowledging the transaction does not make that third party a tenant.
- **Cannabis Cultivation – AB 2164:** A city can immediately penalize individuals who have violated local cannabis laws. The law is intended to deal with marijuana growers who violate local laws and who avoid fines by simply picking up and moving their operations.
- **Electronic Vehicles – AB 1796:** This law extends to tenants in rent-controlled properties the right to install an electric vehicle charging station when certain conditions are met at the tenant's expense.
- **States of Emergency – AB 1919:** This law clarifies existing law that makes it a misdemeanor to raise rents more than 10 percent after a state of emergency is declared.
- **Public Safety – AB 2413:** Will prohibit local agencies from penalizing property owners or residents if they call law enforcement to report domestic abuse or other crimes or emergencies at the property.
- **Evictions – AB 2343:** Effective Sept. 1, 2019, the law specifies that when given a 3-Day Notice to Pay Rent or Quit or a 3-Day Notice to Perform Covenants or Quit, tenants have 3 days to comply, rather than just 3 calendar days.
- **Pilot Program Extended – AB 2930:** California pilot program that helps rid apartment communities of tenants who are in the illegal possession of guns, ammo or drugs.
- **Employment Law – SB 1343:** This law will require at least two hours of sexual harassment training for all supervisory roles and at least one hour of training to all workers in non-supervisory roles.

Q&A

Q: Our tenants have just informed us via telephone that their rent check will bounce, they don't plan to cover it, and they intend to vacate the premises by the end of this month. They want to use most of the security deposit as last month's rent. If we don't give a three-day notice to pay or quit and proceed with an eviction, are we leaving ourselves more vulnerable?

A: If you do not proceed with a three-day notice followed by an eviction, you could find that if the tenants decide to change their minds and not move out after all, could result in prolonging their time in possession without paying rent. The extra "motivation" is often worthwhile. In addition, the eviction will also give you a judgment for rent owed, plus court costs and if you have an attorney fee clause in your lease, attorney fees.

Q: Do I have to pay a tenant interest on his security deposit?

A: There are no state laws requiring that interest be paid on the tenant's security deposit. However, some rent control ordinances and/or other local ordinances do require interest to be paid.

Top 10 Home Improvement Tips For The New Year

If You Are Ready To Start The New Year Off With Home Improvement Ideas

Use These 10 Tips To Guide You Throughout The Process:

- **Assess your home:** Determine the current state of your home and what ideas you want to implement. Walk through your home and determine what wish list items are, and what necessity items are. A wish list item could be upgrading to granite countertops, while a necessity item could be leaky plumbing pipes that have to be replaced as soon as possible.
- **How long do you plan to be in the home:** If you are planning on selling your home this year, your budget improvements may be different from your neighbor who's only lived in their home for a year. If you want to get your return on investment (ROI), ensure you upgrade the parts of your home that homebuyers are interested in.
- **Seek out inspiration now:** From magazines, to color swatches from your favorite paint store, seek out inspiration ideas now. Don't wait until the DIY (Do It Yourself) nudge strikes, and then you are trying to get ideas, pay for materials, and complete the project.
- **Know your budget:** After the holidays, money is often tight for many homeowners. Use the first few months of the New Year to plan your project and budget without stress and price out materials, labor, and the time it will take to complete the project.
- **Ask for Help Early:** Start early in asking for help and what expertise area your help can provide. Seek out several "back-up" friends for the off chance that your help isn't so helpful!
- **Seek out the proper permits:** If you are doing a home improvement project which requires electricity, plumbing, structural or other trades that may involve permits, seek these out in advance. Hire a professional general contractor or trades person if you are unclear of what permits are required.
- **Be flexible:** Even though you would like your new kitchen remodel done in 8 weeks, the reality is it may take 12 weeks. The same is true for budget and resources. Try and become more oiflexible with your planning.
- **Communicate with your partner(s):** Have a clear idea of what the project entails with your partners in the beginning. Ensure each person knows their roles and ask them to choose what they are good at, rather than only assigning duties. This will free up finger pointing throughout the project and take pressure off you.
- **Use Safety precautions:** Every home improvement project involves a level of safety to ensure that your home and you do not get hurt. Follow instructions on power tools and seek out tutorials or advice from tool rental store associates for help before you start your project.
- **Have a good time:** Even though there is a serious side to home improvement, it should also be fun and rewarding. If you aren't going to enjoy your hard work and effort, hire a professional and leave the hard work to them.