

The Backus Bulletin

"Your Management, Your Way"

Latest update on California Landlord Tenant Law changes

February 2018

Bed bugs: It is now required that tenants sign a "Bed Bug Addendum" when they rent a property or the tenancy is renewed. It is pretty standard and actually protects the owner somewhat.

Immigration Status: It is no longer legal to ask a prospective tenant about their immigration status. As a practical matter, it should not make any difference because we can still ask for government issued identification.

Water Fixtures: All water fixtures (toilets, shower heads, washing machines, and faucets) in rentals are to be of the "low flow" variety. I do not expect "water police" to be doing inspections and any items that are replaced are now automatically of the low flow variety.

Marijuana: As you now probably all know, the sale and use of marijuana is now

legal in California. However, we do not allow smoking in or around the properties we manage and this includes the smoking of marijuana. Other uses of marijuana (food products, sprays, creams, etc.) are now legal to use as well. A medical use of marijuana card does not change the requirement of no smoking on the property.

Is your property in a Flood Zone? If so, we will need to notify the tenant of that fact and it may affect their ability to get Tenant Insurance. You will shortly be getting a form from us that requests you identify whether or not your property is so zoned.

General Information: For those of you that received a different statement last month and this month, have you set up your Owner Portal? It is very easy to do and the office is happy to help. This is how you will be receiving statements so the sooner it is done, the better for you.

We recently had a problem with a tenant that had items stolen while her apartment building was being tented for fumigation. She sued in Small Claims Court, feeling the owner was responsible for the loss. The tenant lost the suit, but we have rewritten that part of the lease to make it

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Backus Properties

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Bookkeeper

Daniel Pinto

Office Assistant

Office Hours: Mon-Fri 9am-4:30pm
Saturday - by appointment
Sundays & Holidays - closed

Announcements & Services

WHAT CAN WE DO TO MAKE OWNING A RENTAL PROPERTY EASIER FOR YOU?

We won't know unless you tell us! Don't forget we have an "Eviction Protection" plan for \$20.00 per month that covers the \$1,000-\$1500 attorney fees if you have to evict a tenant. We also have "Rent Protection" at 2% additional management fee that means we will pay the rent if the tenant does not pay on time or not at all. Call or email our office: info@backuspm.com or 831-455-2052.

THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and we will help you with your Real Estate needs. There is no obligation. Check out your property value today!

ON-LINE STATEMENTS

Contact our office or e-mail our office at info@backuspm.com to sign up or for further information.

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more clear. The lease is updated several times a year due to change of law or clarification of questions.