



Mashcole Property Management

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4764 Park Granada, Suite 200
Calabasas CA 91302

(818) 888-8052 Ext. 1101
www.mashcole.com

Special points of interest:

- The Rent Control Debate
- Mashcole Continues to Grow!
- New Laws for 2018

Did You Know?

We will pay you the first full month of management fee as a thank you for your referral. Contact Joel at 818-888-8052 Ext. 1101 or email at Joel@mashcole.com


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The Rent Control Debate

California's cities and counties would be able to dramatically expand rent control under a potential 2018 statewide ballot initiative filed this year.

The initiative would repeal the landmark Costa-Hawkins Act, a 1995 law that barred rent caps on single-family homes and apartments built after that year. If it passes, local governments would be able to implement rent control on newer properties.

"Rent in California is out of control," Ismail Marcus Allgood, a South Los Angeles resident and a leader with faith-based community organization LA Voice, said in a press release announcing the measure. "I moved here in 2013, and have already moved four times due to my rent being raised. That is just ridiculous. The homeless problem in L.A. is only going to get worse if we don't repeal Costa-Hawkins right now."

The Alliance of Californians for Community Empowerment, a nonprofit community organizing group, is the primary backer of the initiative. In a release, the organization said it had the support of major tenant groups up and down the state and Michael Weinstein, the leader of the AIDS Healthcare Foundation. That organization has funded numerous state and local ballot measures, including an unsuccessful effort earlier this year to limit growth in the city of Los Angeles.

Apartment developers and landlords are strongly supportive of the Costa-Hawkins Act, which tenant groups have long fought. Assemblyman Richard Bloom (D-Santa Monica) introduced a bill last year to repeal the law, but he pulled it before a committee hearing, citing stiff opposition. Bloom has vowed to bring back his bill in 2018.

After the proposed initiative receives an official title and summary from the Attorney General's Office and a financial analysis, organizers will have to decide whether to collect signatures to place it on the November 2018 ballot.

-Except from LA Times, Liam Dillon

Mashcole Continues to Grow!

As Mashcole nears 5,000 units under our umbrella at the end of 2017, with growth comes, well, the need to grow! In addition to our new website, our upgrade from Yardi Genesis to Yardi Voyager for all our properties, and our partnership with Grace Hill for incredible company-wide training, in January of 2018 Mashcole even goes digital with payroll as we partner with Paycom for total web-based payroll! The list of things to come in 2018 is long, and we are all super excited about Mashcole's growth and the new tools we acquire to provide even better customer service to our renters and our clients.

New California Laws in 2018



There are new California laws in 2018 that impact landlords across the state. We wanted to give you an overview of the new laws and provide resources so you can easily comply with each new law.

According to the California Apartment Association (CAA), there are five new laws effective January 1st 2018 on the following topics:

1. Immigration status
2. Flood zones
3. Marijuana
4. Employment
5. Housing Crisis

Immigration Status—The new law on immigration aims to target discrimination. According to California Law AB 291, landlords are not allowed to influence a tenant to vacate a unit, or attempt to recover possession of the rental, based on a tenant's immigration status.

Flood Zones—If landlords have “actual knowledge” of their property being in a flood zone, then they are required to disclose this to their tenants. Under AA 646, landlords are considered having this knowledge if they carry flood insurance for the property, or received special notification from the government.

Marijuana—Despite the new law on the legal sale of marijuana for recreational use, California landlords are still allowed to ban smoking marijuana on their property.

Employment—There are new employment laws in California, so if you've hired a property manager or any other employee, then here's what you need to know: California employers are not allowed to ask about criminal history or salary history during the hiring process. There is also a required parental leave for businesses with at least 20 people.

Housing Crisis—The rate of homelessness continues to increase in California. As a result, affordable housing is a top-of-mind issue for legislators. Multiple new laws were passed this year to help remedy the situation. You can read about each of these laws at <https://caanet.org/new-laws-cover-immigration-status-tenants-hiring-procedures-affordable-housing/>.

These laws do not directly impact landlords, but will likely impact the market, as there's a push for more affordable housing developments.

-Excerpt From CAAnet.org