



Monthly Newsletter

January 2017

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In light of the statewide problem with bed bugs, the legislature is requiring a specific written disclosure be provided to tenants that describes exactly how bed bugs look, what common signs and symptoms might arise if bed bugs are present, and the average life cycle of bed bugs.

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A new California law mandates specific disclosures regarding bed bugs, which can be a huge problem. Disclosures to new tenants must begin no later than July 1 and existing tenants must receive the disclosures by January 1, 2018.

The problem with bed bugs is that they are extremely difficult to eradicate and successful treatment requires close cooperation between tenants, property managers, and pest control companies. Furthermore, in many parts of California the problem of bed bugs has become quite serious in recent years.

Fortunately, we have not yet had a serious bed bug problem in this area. That said, a few years ago we did add a section to our standard rental agreement and lease regarding bed bugs and other household pests. Our lease basically states that there are no known problems when the tenant moves into the unit and if any problems arise then we shall expect the tenant's full cooperation in eradicating the problem.

Now, in light of the statewide problem, the legislature is requiring a specific written disclosure be provided to tenants that describes exactly how bed bugs look, what common signs and symptoms might arise if bed bugs are present, and the average life cycle of bed bugs.

The new disclosure will most likely find its way into the Environmental Disclosure handbook that we supply to all new tenants but we are also incorporating it into our lease and rental agreement for two reasons.

First, by including this language in our standard lease and rental agreement we make sure it goes to tenants and we are therefore in full compliance with the law.

Second, the statutory language is actually quite good in explaining to tenants what to look for if they think they have bed bugs. Our expectation is that by referring tenants to this language in their lease we may be able to alleviate occasional concerns by tenants who may mistakenly think they have a bed bug infestation merely because they saw a critter somewhere in their apartment.

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The pre-leasing season is nearly upon us in San Luis Obispo.

This is the season when our San Luis Obispo office contacts current residents and asks if they wish to renew for another 12 month lease. With the exception of some of our larger student buildings where we are already sending renewal letters, we will begin contacting those residents in late February and request a response by mid-March.

On Monday April 3 we will begin marketing student rentals for the next academic year to new tenants.

On Monday April 3 if we get no response, or if the tenants tell us that they plan to leave, we will then begin marketing the units to new residents. Most of our leases in San Luis Obispo expire between late June and early September, to coincide with Cal Poly's academic year.

We have already begun receiving phone calls from people who are interested in renting next year. Our response is always to tell them to check back with us on April 3 and also, if they want a reminder, to visit our website where they can sign up for a once yearly e-mail as soon as we release our list of available units.

Since 2012, we have collected thousands of e-mail addresses in this manner and this year has been no exception. The Cal Poly Housing Fair will be another major source of e-mail addresses for our e-mail blast on April 3. Every year, we get hundreds of e-mail addresses from that event.

For clients who own properties in San Luis Obispo, Rosa will be contacting you shortly to discuss your plans for the upcoming year and to decide whether to offer renewals to current tenants.

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San Luis Obispo, CA 93401
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Second installments of property taxes are due by April 10.

Second installments of property taxes are due on February 1 and late after April 10. Property owners will incur a 10% penalty if taxes are not paid by that deadline.

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For property owners who expect California West to be making payments, please check your monthly financial statements and make sure that those payments are made by March or sooner.

www.california-west.com

First installments were due on November 1 and late after December 10, so those payments have already been made. Please call us if you have any questions.

CalBRE Lic. No. 00528841