Our Last Board Meeting – November 22

Steve Edrington, a Certified Commercial Investment Member and Certified Property Manager, represents landlords on residential tenant issues. Being a residential landlord has become significantly more difficult in California. The Tenant Protection Act (AB1482), which will be effective January 1, 2020, will affect most residential rentals. The Act limits rental rate increases during occupancy, and it limits evictions to only those that are Just Cause, with specific exceptions.

Rent increases are limited during occupancy to 5% per year plus local CPI. If the rent is not increased each year, it cannot be accumulated to be used in the future. Options to increase the rent expire each year. The law is also retroactive to March 2015, so rents have to be adjusted to be compliant as though the law started during the retroactive date. Rent overages do not have to be repaid during this retroactive period. The law also supersedes less restrictive local laws but leaves in place more restrictive ones.

The Act also establishes exceptions for the following: single family homes on separate lots if the owner or owners are individuals; homes held in a partnership, an LLC, or even if held as a corporation as long as the owners involved are not corporations themselves; owner-occupied single-family homes if no more than two rooms are rented out; and single family homes that are rented out for terms of less than 30 days. Properties falling under the Costa Hawkins Act are also exempt. This applies to new construction during the first 15 years.

Just Cause Evictions limit evictions to a series of specific causes. The most common allowed reason is nonpayment of rent. Ellis Act, where the owner moves in, is allowed. Disruptive or damaging tenant behavior is also allowed but the tenant must be notified in writing. Such eviction must also be taken within the first 12 months of occupancy. Another exception is if the tenant notifies the landlord of an intent to leave. In all cases of eviction, the burden of proof of Just Cause rests on the landlord. Leases must contain an affirmative statement that the property is exempt or subject to the law. Insurance for wrongful evictions is recommended.

To register for Steve’s webinar on CA’s new Rent and Eviction Controls: https://register.gotowebinar.com/register/3455264071304390924.

For our CoCoTax video on rent control: https://www.youtube.com/watch?v=MJJQ8zwNU3c
Greetings, all!

**Special Election results of November 5, 2019**

Measure H in El Cerrito passed. Once again, voters allowed the wool to be pulled over their eyes and approved an extension of a tax with no sunset and with additions to the original tax. The City of El Cerrito is once again victorious in deceptive “informational mailers” at taxpayer expense.

Measure L in Brentwood failed with only 28% of the voters in favor of amending the urban limit line.

**March 3, 2020 Ballot Measures**

As of this writing, there are six anticipated ballot measures:

- West Contra Costa Unified School District — $545M bond
- Lafayette Union School District - parcel tax
- Moraga School District - parcel tax
- Antioch School District - $105M bond
- Town of Danville - land use
- Contra Costa Transportation Authority – ½ cent sales tax
- Pleasant Hill Parks & Rec – bond

Final date for filing ballot measures is December 6 in Contra Costa.


**East County Luncheon**

January 16, 2020 at Smith’s Landing in Antioch. Our renowned speaker is Larry Greenfield speaking on “**Taxifornia - The Past, Present and Future of the Golden State**” and we will have a few minutes for a few local issues.

Social Media presence improving at a snail’s pace. We are still unable to start a new fully-public Facebook page because we do not know why our email is not recognized.

Future issues: Several cities are “exploring” converting to charter city status. It’s clearly geared to charge a Real Property Transfer Tax….a tax for the privilege of selling your own property and getting nothing in return.

**Finances**

**PLEASE BE GENEROUS WITH A YEAR-END DONATION TO COCOTAX.** Your membership is important for so many reasons, but stabilizing our finances is critical to our mission.

If we cannot take care of ourselves, we cannot take care of others.

Wishing you happy holidays, good health, and prosperity,

Susan L Pricco  
President, Contra Costa Taxpayers Association  
“Good government at affordable cost”