

**INLAND GATEWAY ASSOCIATION OF
REALTORS
JANUARY 2020 LEGAL UPDATE**

MANSOUR LAW GROUP, APLC

john@mansourlawgroup.com

Commission Disputes

- > Client Commission Disputes
- > Realtor Commission Disputes

New Rental Laws

- > Laws regarding rent control and just cause evictions.
- > RCJC - Confirms new law requirements and requires disclosure that even if new law does not apply.

Disclosures

> No paper pushing!

New Laws Applicable to Realtors

> B&P Code Sec. 7196.1 and 7195.7 - Inspectors can't provide value opinion and Appraisers can't perform home inspections.

> Post Dynamex - Labor Code Sections: Independent contractor status of Real Estate Licenses confirmed. Unlicensed "help."

> HOAs can't restrict construction of accessory dwelling units.

> Streamlines housing permitting - removes some restrictions on construction

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- > Solar required in construction of new homes.
- > Rent increase above 10% requires 90 day notice.
- > Clarifies that TDS and NHD not required for leases. Agency disclosure required for leases over one year.
- > Water and sewer connection cost has to be proportional to the benefit to the person connecting.

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(909) 941-1611