

What's New in Government Affairs

Every-Day-is-Earth-Day Edition!

April 23, 2010

www.SouthBayAOR.com



LOCAL

MANHATTAN BEACH BUSINESS TAX ON HOLD: City officials agreed to temporarily suspend enforcement of a new business license tax on REALTORS® in the City while they review our concerns. The business license requirement for REALTORS® runs counter to California law and SBAOR calls on the City to end this practice.

This matter remains unresolved and we will continue working with the City. The City Attorney is reviewing our position, which is that they are not legally entitled to collect business license taxes from REALTORS®, and this new enforcement is occurring without explicit direction from the City Council. For more information, contact SBAOR Government Affairs at (310)326-3010 ext 715.

MORE OPPORTUNITIES TO GO GREEN: High-efficiency toilet exchanges are coming up, sponsored by West Basin Municipal Water District. Inventories at these exchanges often go fast, so don't miss this chance to help improve your listing! Participants must pre-register by calling (866)931-3494 or online at www.swe-inc.com.

- April 24, 2010 High Efficiency Toilet Exchange in Carson
- May 1, 2010 High Efficiency Toilet Exchange in Inglewood

For more information, go to www.WestBasin.org.

FEDERAL

LEAD RENOVATION RULE MAY AFFECT REALTORS®: Starting April 22, renovations that disturb lead-based paint in older residential dwellings and child-occupied facilities must generally comply with the Lead-Based Paint Renovation Rule of the Environmental Protection Agency (EPA). REALTORS® acting as listing agents or property managers who advise their clients to perform renovations, repairs, or painting projects for such properties may, as a matter of prudence, also want to inform them about these lead renovation requirements.

Renovators of target housing built before 1978 must now be trained and EPA-certified to perform safe work practices to prevent lead contamination and must deliver EPA's lead renovation pamphlet to an occupant within 60 days before a project begins.

The rule generally applies to building contractors, handymen, residential landlords, property managers, and anyone else who is paid to perform renovations or to direct workers to perform renovations as specified. The lead renovation rule does not apply to homeowners renovating the homes they live in. However, sellers of target housing must, among other things, disclose to their buyers any known lead-based paint and lead-based paint hazards (C.A.R. Form FLD).

For more information, check out www.car.org or www.REALTOR.org.

Why Government Affairs?

Every city makes decisions on taxes, point-of-sale, signs, rent control, property rights, and more. This impacts your client's ability to buy, sell, or develop their properties and your ability to do business. The South Bay Association of REALTORS® Government Affairs Program protects and advocates for you. For more information, call SBAOR Government Affairs at (310)326-3010 ext. 715