

Lunch with Lisa

SMALL BITES OF KNOWLEDGE

New 2021 State Laws regarding Real Estate

This is a short list of some of the new upcoming laws. I have given just brief details to touch lightly on some of the subjects that may be of interest. For much more in-depth details, and to see other additional changes, go to my website www.LisaHMcGee.net, and click on the educational button.

Not all of these laws may affect you directly, but they can indirectly affect you.

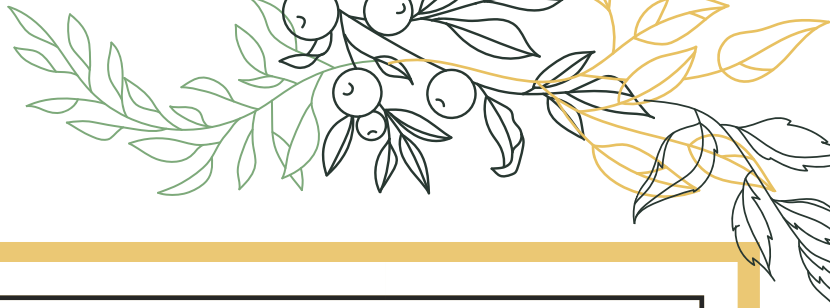
Some examples:

- Homes become more expensive in high fire areas, pushing people back to the cities.
- The home you bought for your future retirement could now have additional expenses.
- Small claim courts may be back logged for years due to tenant COVID issues.
- More rentals in your condo complex could lower the values or exclude certain loans.

Keeping up to date on real estate laws can help you better plan for your future.

Home Hardening and Defensible Space Laws: ** PRC 4291 and Gov't Code 51182 require a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material or is in a very high fire hazard zone to maintain defensible space of 100 feet from each side and from the front and rear of the structure and among other things, remove portions of a tree that extend within 10 feet of a chimney; remove dead or dying wood from plants; or clear leaves and needles off of a roof; etc).

Fire-Defensible Space: Creation of ember-resistant zone within five feet of a structure. Establishes, upon appropriation, an ember-resistant zone within five feet of a structure as part of the defensible space requirements for structures located in specified high fire hazard areas. Requires removal of material from the ember-resistant zone based on the probability that vegetation and fuel will lead to ignition of the structure by ember.



Homestead Exemption: Huge Increase in Homestead Exemption Amount. Increases the homestead exemption to \$300,000 or the countrywide median sale price of a single-family home whichever is greater (not to exceed \$600,000). Yay!

Landlord/Tenant: "COVID-19 Tenant Protection Act of 2020" Urgency legislation that took effect immediately on August 31, 2020. Creates statewide rent moratorium through 2/1/21. Allows claims for back due rent to be filed in small claims court starting 3/1/21 for any amount. Extends just cause eviction rules to all properties until February 1, 2021. Local ordinances remain partially in effect.

Landlord/Tenant: Collection of COVID-19 Rental Debt Urgency legislation that took effect immediately on August 31, 2020. Permits a claim for the unpaid COVID-19 rental debt to be brought in small claims court beginning March 1, 2021, for any amount at issue.

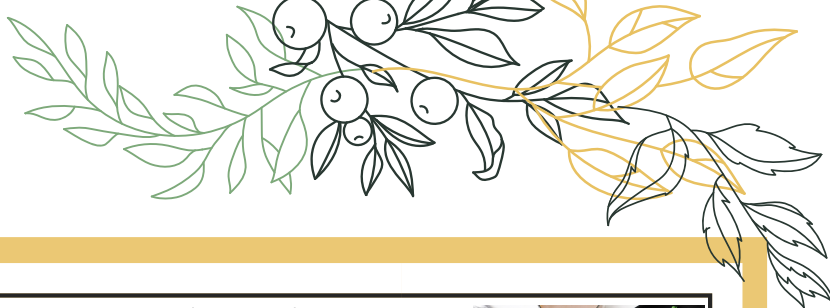
Landlord/Tenant: Rent Cap and Just Cause Eviction Urgency legislation that took effect immediately on August 31, 2020. Clarifies permissible rent increases under statewide rent cap law. Clarifies the exemption for a duplex.

Landlord/Tenant: Requires common interest developments (CIDs) to allow at least 25% of owners to rent or lease out their units starting January 1, 2021, regardless of whether the HOA has formally amended their governing documents.

Consumer Protection: Right of Senior Citizens to Cancel Contracts Expanded Extends, from three to five business days, the right to cancel certain consumer contracts for persons 65 years of age or older, including the right to cancel a PACE lien contract.

Consumer Protection: *PACE Liens C.A.R. sponsored law mandating a paper copy of the PACE disclosure, prohibits prepayment penalties, and prohibits PACE assessments when a reverse mortgage is in place. This law mandates a paper copy of the PACE disclosure be given to potential customers. Also, prohibits prepayment penalties for those who wish to pay off their assessment (commonly done at the time of the transaction) and prohibits PACE assessments when a reverse mortgage is in place.

*go to my website to learn about PACE home improvement loans (liens). Not a personal fan, but learn and judge for yourself.



Sign up for a *FREE* lunch with me!

Once a week I would love to have lunch with a reader! It can be a learning lunch, a shoot the breeze lunch or just munching in silence (a meditative lunch). Send me a message to reserve a time!

EMAIL sendtolisa@att.net (707) 688-4694 TEXT



Well, wasn't that exciting stuff! Just about as exciting as 2020 has been. I do love learning and collecting bits of knowledge here and there. I hope you have enjoyed this year of newsletters as much as I have. I will continue, and maybe expand it, into the new year.

Please do go to my website, I think (hope) you will enjoy the contents. If you havent already, sign up for Homebot (send me your email). It updates you automatically on your home value plus cool tools for investing, re-financing, etc.

Feel free to ask me any questions, I wont hound you or hard sell you. I am here to help.

I wish beautiful and stress free holidays to everyone! I expect they will be less busy and more relaxed due to social distancing.

What to look forward to in my Next Issue...

A 2020 re-cap. I know we all want to forget this year, but it was the year of "perfect vision" so lets see what clarity, if any, that we gained. I will also pull out the crystal ball for 2021 projections.



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