

Conejo Simi Moorpark Association of REALTORS® Hot Issues: Housing Provider/Tenant Contractual Obligations

Preservation of rental properties and contractual obligations in the private sector and the communities we serve. We oppose changes except at the state level.



HOUSING PROVIDER/TENANT CONTRACTUAL OBLIGATIONS – OPPOSED

Preservation of rental properties and contractual obligations in the private sector.

- CSMAR is concerned about the erosion of contractual relationship between Housing Provider/Tenant throughout the state of California. While this position mainly discusses Residential Leases, commercial properties are also being affected.
- Commencing with the Pandemic, local ordinances or emergency declarations have altered or modified Lease Agreements.
- Administrative changes may not allow Tenants to sign up for water service regardless of what is stated in the Lease Agreement.
 - We see this as a trend that may affect all utilities. Tenants control the use of utility services. Moving the payment of the services from the Tenant to the Housing Providers removes any incentive to control costs by the Tenant.
 - We recommend that each service provider consider the unintended consequences when enacting any new rules or ordinances. Tenants must be held responsible for what they agree to and should not be relieved of responsibility by a third party.
- We urge our local governments and service providers to resist any new regulations which will alter or invalidate the Lease Agreements in the marketplace.

CSMAR

CSMAR's boundaries include Thousand Oaks, Simi Valley, Moorpark, Westlake Village, Agoura Hills, and three Municipal Advisory Councils areas: Oak Park, Santa Rosa Valley, and Casa Conejo, across Ventura and Los Angeles counties. Coordinating overlapping rules, regulations, and ordinances affecting real estate and property rights requires significant effort. Our Board of Directors has adopted Position Papers on key real estate issues, which we communicate to our 2,000 members, citizens, and civic leaders.

