

Calendar of Events:

2022

- 12 / 06 South Bay Caravan Tour
- 12 / 08 Winter Mixer at CGL Arcata
North Bay Caravan Tour
- 12 / 09 Mid County Caravan Tour
- 12 / 12 FREE C.A.R. CLASS: All About
Disclosures (4 CE Credits)
- 12 / 14 Board of Directors Lunch at Jack's
Seafood
- 12 / 18 Hanukkah Begins
- 12 / 21 Winter Solstice
- 12 / 25 Christmas Day
- 12 / 26 HAR Office Closed
Kwanzaa Begins

2023

- 01 / 02 Office Closed for New Years Holiday

[CLICK HERE](#)

To view the 2022
Calendar of Events!

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Management
- 8... Realtor Dues Out Now!
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- 10... Cal-Or Life Flight Holiday Deal
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- 12... Benchmark Coats for Kids Drive
- 13... 2023 HAR Committee Sign Ups

Jesse Gabriel
PHOTOGRAPHY

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Are You Prepared for California's Disclosure Requirements?



Disclosures are one of the most important areas to understand in real estate today.

All sellers are required to disclose material facts and as a real estate agent you have to have thorough knowledge of the California real estate disclosures.

This course will review approximately 30 disclosure requirements that are typically seen in a residential 1-4 transaction item by item. Take this course to help better serve your buyers and sellers along with protecting yourself from personal liability.

All About Disclosures

How you will benefit from taking this course:

- Understand how to complete disclosures
- Learn how to read and use the various disclosure charts
- Review some important and recent cases affecting disclosures
- Discover local ordinance disclosure rules
- Review miscellaneous issues such as disclosure of repairs, death on the property, and illegal and contractual disclosures
- Understand the reasons behind the disclosures.
- Learn when the disclosures must be made
- Understand when they might be exempt

Click Here to Register!

Space is limited!

This class will be via zoom. Please ensure you register for this class so we can get the link to you in advance.

Instructor: Jana Gardner, CAR Legal Attorney

DATE: Monday, December 12, 2022

Time: 10:00 a.m. – 1:00 p.m.

Cost: FREE to members of the Humboldt Association of Realtors. If you are not a Realtor member, your cost is \$50 per person

To RSVP, call (707) 442-2978, email

kristen@harealtors.com or sign up online at:

<https://members.harealtors.com/event-calendar/Details/all-about-disclosures-class-791780?sourceTypeId=Hub>

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This is a FREE Class for HAR Members

We Encourage All Members to Attend This Free Zoom Class

This Class is Being Offered for 4 Continuing Education Credits

Towards your Real Estate License

Please Make Sure You Register as an Individual to Get Credit

Report as of

November 2022

California Latest Market Data



How the market is doing



*Daily Average
for week ending
November 26, 2022

471

Closed Sales
per day*



292

Pending Sales
per day*



240

New Listings
per day*



% change indicates change from last week



What REALTORS® are saying



-3.4%

35.1%

Closed a sale



-9.3%

32.3%

Entered escrow



-3.8%

34.7%

Listed a property

% change indicates change from last month

What REALTORS® think will happen



-6.0%

7.9%

Sales will be **up**

-0.8%

2.9%

Prices will be **up**

-13.9%

34.5%

Listings will be **up**

% change indicates change from last month

Source: California Association of REALTORS®

Interactive C.A.R. Dashboards

Gain valuable insights on California's housing market through interactive dashboards. Select your metrics and see where the data takes you.

[Housing Market Overview](#)

[Purchasing Power Calculator](#)

[Affordable Inventory](#)

[Buyer's Guide](#)

[Seller's Guide](#)

[Inventory Report](#)

[County Market Updates](#)

[City YTD Growth](#)

[Market Stats by County](#)

[Home Price Fundamentals](#)

[Housing Supply Listings](#)

[Luxury Market](#)

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SCHOOL TRAINING**

Humboldt Association of Realtors®

Winter Mixer

*Sponsored by
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**Location: Jacoby Storehouse,
791 8th Street, Arcata**

Date: Thursday, December 8th

Time: 5:30 - 7:30 p.m.

Join us for lots of great company, food and drinks.

Don't forget we have the 50/50 and
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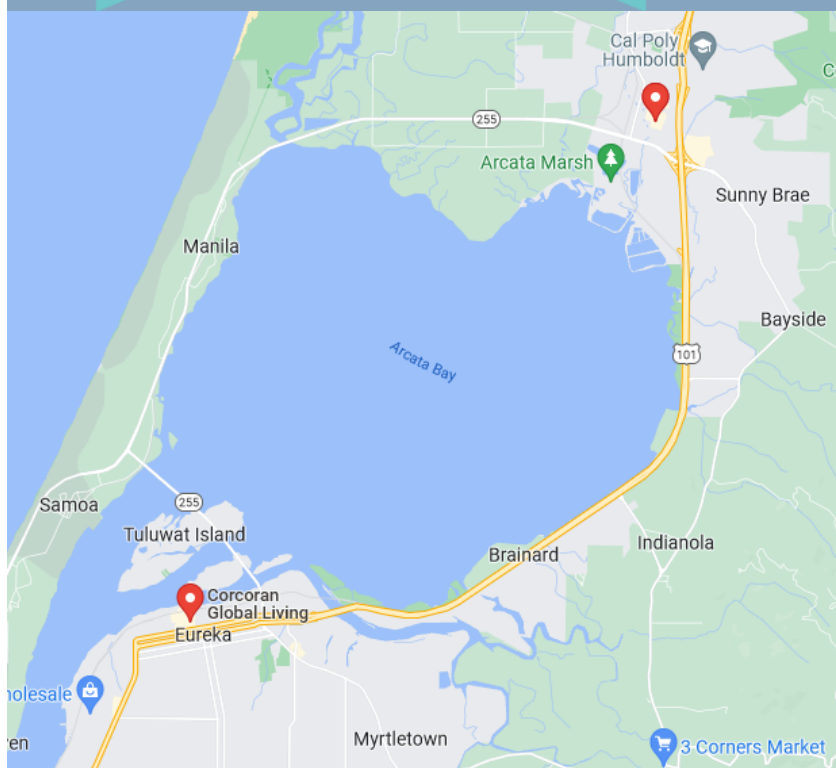
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IMPORTANT GOVERNMENT NOTICE

City of Eureka

The Sewer Lateral Ordinance was passed at the Eureka City Council Meeting, held on November 15th at 6:00PM

This will be an important Point—Of—Sale condition to be aware of

Ordinance Adopted

December 6th, 2022

Ordinance Effective

January 6th, 2023

The City Reports that this will not effect any sales or escrows opened prior to January 6th.
The Association encourages that Realtor's consult CAR Legal on best practices.

BILL NO. 1021-C.S.

ORDINANCE NO. ____-C.S.

AN ORDINANCE OF THE CITY OF EUREKA AMENDING CHAPTER 50 OF THE EUREKA MUNICIPAL CODE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EUREKA AS FOLLOWS:

[**Click Here to Read The Ordinance**](#)



[**Click Here to Watch The Meeting**](#)

EPA Lead-Based Paint Program Changes Impact

Property Management

November 23, 2022

By: Maame Nyamekye

As a result of a recent Environmental Protection Agency action in March 2022, property management companies nationwide are now required to obtain certification and meet lead-safe workplace requirements when performing or offering to perform lead-based paint repairs and renovations for compensation, even when hiring separate renovation firms.

In 2008, the EPA issued the Lead Renovation, Repair, and Painting Rule to minimize lead-based hazards from renovations, repairs, or painting activities that disturb painted surfaces in homes and child-occupied facilities built before 1978. Property management companies have relied on the Environmental Protection Agency [Lead-Based Paint Program Frequent Questions](#) for guidance when performing or offering to perform renovations for compensation in properties covered by the rule. For over a decade, two questions - Questions 23002-13650 and 23002-18348 - in the guidance exempted property management companies from certification requirements if none of its employees performed the renovation and provided assurances that the company would not be subject to an enforcement action if a separate certified firm hired by the property management company subsequently violated the rule. However, after studying the property management industry, the EPA withdrew Questions 23002-13650 and 23002-18348.

In its study, the EPA noted industry practices like property management companies not hiring certified renovation firms, performing an element but not all of the renovations and a company's contractual obligations to owners to actively oversee covered renovations, as arguably defeating the purpose of the rule. As a result, the EPA withdrew the two frequent questions and now require property management companies to obtain certification and meet lead-safe workplace requirements.

To avoid costly fines and enforcement actions as a result of lead-based paint renovations or repairs, property management companies should ensure it meets the following requirements:

- Obtain EPA certification (valid for 5 years, apply here) and renew certification at least 90 days before expiration.
- Ensure that all persons performing lead-based paint renovations on behalf of the company are either certified renovators or trained by a certified renovator.
- Assign a certified renovator to each renovation and ensure that they perform all the certified renovator responsibilities.
- Ensure implementation of work practice standards (including pre-renovation education requirements and lead-safe work practices).
- Meet recordkeeping requirements such as maintaining copies of certified renovator's initial and renewed certificates at work site and for 3 years following each job.

While property management companies may continue to rely on the [EPA Lead-Based Paint Program Frequent Questions](#), it is important to remember that it is a "living document and answers may be periodically revised and updated." Therefore, property managers should frequently review the FQs to ensure compliance.

Information regarding the Lead Renovation, Repair and Painting Rule, EPA's renovation certification program, training and work practices is available on the following EPA webpages:

[Renovation, Repair and Painting Program: Firm Certification](#)

[Renovation, Repair and Painting Program: Work Practices](#)

[EPA Memorandum of Withdrawal](#)

[EPA Notice of Withdrawal](#)



2023 MEMBERSHIP DUES PRORATION SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN
C.A.R Dues	\$225.00	\$206.25	\$187.50	\$168.75	\$150.00	\$131.25
C.A.R. Late Fee	--	--	\$50.00	\$50.00	\$50.00	\$50.00
NAR Dues	\$195.00	\$182.50	\$170.00	\$157.50	\$145.00	\$132.50
Total	\$420.00	\$388.75	\$407.50	\$376.25	\$345.00	\$313.75

	JUL	AUG	SEP	OCT	NOV	DEC
C.A.R Dues	\$112.50	\$93.75	\$75.00	\$56.25	\$37.50	\$18.75
C.A.R. Late Fee	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
NAR Dues	\$120.00	\$107.50	\$95.00	\$82.50	\$70.00	\$57.50
Total	\$282.50	\$251.25	\$220.00	\$188.75	\$157.50	\$126.25

C.A.R. AFFILIATE MEMBER DUES

	JAN	FEB	MAR	APR	MAY	JUN
C.A.R Dues	\$135.00	\$123.75	\$112.50	\$101.25	\$90.00	\$78.75

	JUL	AUG	SEP	OCT	NOV	DEC
C.A.R Dues	\$67.50	\$56.25	\$45.00	\$33.75	\$22.50	\$11.25

** Please note that the amounts stated in this proration schedule only apply to new members. New members are defined as someone who has never been a member before or has had at least a one-year lapse in membership.

** The C.A.R. New Member Fee is \$100.00, and the C.A.R. Late Fee is \$50.00 which goes into effect on March 1st.

** The NAR dues includes their \$45.00 assessment fee.

2023 Dues:

\$285	Local
\$225	CAR
\$195	NAR (\$150 – NAR, \$45 – Image)

\$705 Total 2023 Realtor Dues

\$100	CAR New Member Fee
\$50	CAR Late Fee
\$120	HAR New Member Fee
\$25	HAR Late Fee
\$25	RPAC

2023 Affiliate Dues:

\$200	Local
\$25	Application Fee

Optional:

\$49	RAF
\$148	RAF
\$10	HAF
\$25	HAF

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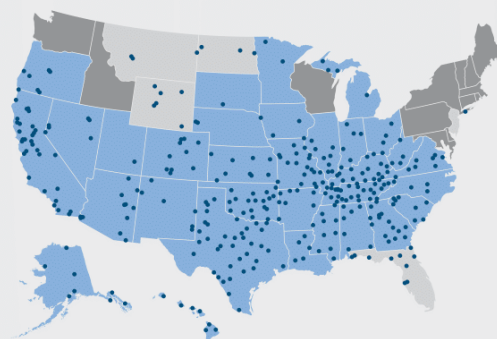
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Save The Date!

Humboldt Association of Realtors®

2023 Installation of Officers Dinner

Date: Saturday, January 14, 2023

*No Host Cocktails: 5:30 p.m.
Dinner: 6:30 p.m.*

*Location: Sequoia Conference Center,
901 Myrtle Avenue, Eureka
(tentative)*

*Menu Selections:
Tri-Tip Beef
Chicken Marsala
Vegetarian Lasagna*

Cost: \$50 per person

Reservations must be recieved by Friday, January 7, 2023.

*To RSVP contact HAR at (707) 442-2978 or email
elena@harealtors.com.*

You can also sign up online at www.harealtors.com

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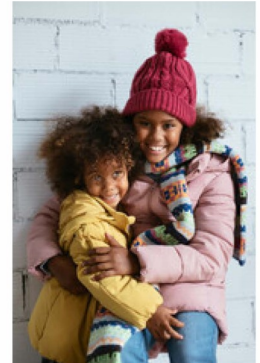
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[Sign up for 2023 Committees](#)

**Committee Participation is required to be eligible for the 2023 Realtor,
Rookie or Affiliate of the year**

Committee List

Affiliates

Budget & Finance

Bylaws

Education

Facility

Government Relations

Grievance

Multiple Listing Service

Nominating

Pro-Standards

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