

Calendar of Events:

9/28	10:00 Fire Hardening Class 1:30 Government Relations Committee
9/29	11:00 State Directors Meeting
10/4	10:00 Mediation Class with Ted Loring 11:00 Education
10/5	11:30 Executive Committee 12:00 Board of Directors
10/10	State Directors in Long Beach
10/13	1:00 Angel Committee 2:00 Golf Committee
10/17	1:00 MLS Committee
10/18	11:00 Scholarship Committee 1:00 Recreations Committee
10/19	10:30 Affiliates Committee
10/20	General Membership Meeting Location has Changed!

[CLICK HERE](#)

To view the 2022
Calendar of Events!

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Market Update,

- 1... Sign up For Fire Safety Class
- 2... PG&E Update
- 3... Code of Ethics and referrals
- 4... Eureka Sewer Lateral Ordinance
- 5... August CA.R. Price and Sales Report
- 6... Open House Calendar now Active on HAR
- 7... Sign up For Mediation Class!
- 8... MLS Updates and New Features
- 9... C.A.R. Upcoming Classes

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GET ALL FIRED UP! ABOUT FIRE SAFETY!

Click the Flyer to Sign
Up!

FIRE SAFETY WITH CAL FIRE

Join the Education Committee to hear what
you need to know from CAL FIRE
representatives!

SEPTEMBER 28TH
10:00AM
LOCATION: TBD

It's no secret that California wild fires have caused
massive damages to our forests and our homes! Join
the HAR Education Committee and CAL Fire to hear
what you and your clients need to know about Fire
Safety.



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PG&E Update

DISCUSSION: The City recently became aware of the inability of PG&E to provide new facilities with service both on city projects, and by speaking with developers with projects that have been denied service. The City initially became aware that PG&E was unable to provide services upon the completion of the Tesla battery backup system at the Kenmar lift station in January of this year. PG&E indicated that its substation was inadequate and the batteries could not be connected until improvements were made. In July, staff became aware that a request for an increased capacity service (1600 Amp) was requested for an existing building located on the former PALCO Mill Site (Mill Site), and was denied by PG&E. During the same period of time, staff was in the process of reviewing a proposed distribution facility at the Mill Site, that proposed a 3000 Amp service, and became concerned that PG&E may not be able to serve this development, despite PG&E's issuance of a "will serve" letter that indicated PG&E would serve the proposed project. Staff also was informed that developers in Rio Dell were also hearing from PG&E staff that it would not be able to serve new commercial customers. In June of this year, staff inquired with PG&E as to whether or not it would actually be able to serve the proposed Mill Site development, and other projects in the City, given the known inability to serve other nearby projects. PG&E responded with uncertainty, and asked for time to analyze the situation. Staff continued to regularly request a meeting with PG&E, and to be briefed on the situation. A meeting was ultimately held on September 13th with the City Manager, Public Works Director and five representatives from PG&E.

The substations and transmission lines are at capacity and PG&E's ability to provide service to new customers is extremely limited and likely they not be able to connect new commercial customers with limited exceptions (where their modelling indicates pockets of capacity and load projections for new projects fit within the areas where capacity is available).

- Over past several years, PG&E has continued to connect new customers within the Eel River Valley and Southern Humboldt County, in areas where the transmission lines were designed to pass through, but not provide the number of additional service connections that they are currently providing.
- PG&E estimates that once funding is available, it will take between 2-5 years to make the necessary upgrades needed to the substations and 7-10 years to make the needed upgrades to the transmission lines before capacity to allow new services can be provided. The anticipated cost of the needed upgrades is expected to be in excess of \$900M.
- The Cities in northern Humboldt County are not in the same situation as they have additional high capacity transmission lines from other locations

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- [READ THE FULL STAFF REPORT](#)

More articles below

[As electricity to Humboldt County falters, situation is 'very dire'](#)

[PG&E's lack of electric capacity puts major projects on shaky ground](#)

Ethics and Referrals

Standard of Practice 1-13

When entering into buyer/tenant agreements, REALTORS® must advise potential clients of:

- 1) the REALTOR®'s company policies regarding cooperation;
- 2) the amount of compensation to be paid by the client;
- 3) the potential for additional or offsetting compensation from other brokers, from the seller or landlord, or from other parties;
- 4) any potential for the buyer/tenant representative to act as a disclosed dual agent, e.g., listing broker, subagent, landlord's agent, etc.; and
- 5) the possibility that sellers or sellers' representatives may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation, or by any confidentiality agreement between the parties. (*Adopted 1/93, Renumbered 1/98, Amended 1/06*)

REALTORS® shall not accept any commission, rebate, or profit on expenditures made for their client, without the client's knowledge and consent.

When recommending real estate products or services (e.g., homeowner's insurance, warranty programs, mortgage financing, title insurance, etc.), REALTORS® shall disclose to the client or customer to whom the recommendation is made any financial benefits or fees, other than real estate referral fees, the REALTOR® or REALTOR®'s firm may receive as a direct result of such recommendation. (*Amended 1/99*)

Standard of Practice 16-14

REALTORS® are free to enter into contractual relationships or to negotiate with sellers/landlords, buyers/tenants or others who are not subject to an exclusive agreement but shall not knowingly obligate them to pay more than one commission except with their informed consent. (*Amended 1/98*)

[NAR CODE OF ETHICS LINK](#)

Clarifying referral commissions is an important part of the referral process.

Getting agreements in writing before requesting a commission can be a helpful tool. Don't forget to confirm with both clients and agents that a referral commission is a part of the deal.

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Eureka City Council To Look at Sewer Lateral Ordinance October 4th

The Government Relations Committee met with Brian Issa and Miles Slattery on September 21st to learn more about the proposed changes to the Eureka Sewer Lateral Ordinance. In this meeting City Officials discussed the new ordinance will align more closely with the City of Arcata's Sewer Lateral Ordinance. While the ordinances will not be identical the idea is to keep more consistency among jurisdictions. City officials have stated the October 4th meeting will most likely contain the new draft ordinance for review. This item may be pushed back to a later date depending on recommendations from local stakeholders. Eureka has asked the Realtors Association for recommendations on the new ordinance, and comments on the most common issues you see currently. I.H.A.R. highly encourages it's members to attend the meeting and make their voices heard! If you have questions, recommendations, or common issues you would like to be included, please email Kristenc@harealtors.com for more information or your recommendations.

GRC will be compiling member recommendations to bring forward to city officials before the October 4th meeting.

California August 2022 Sales and Price Report

Inventory reached highest level since late 2019

2.9 Months
Months of Supply

\$839,460
Median Home Price

California median home price inched up in August

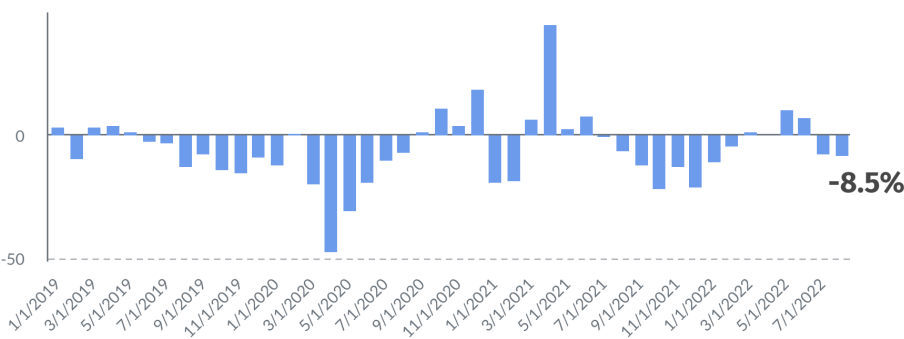
Time on market inched up

19.0 Days
Days on Market

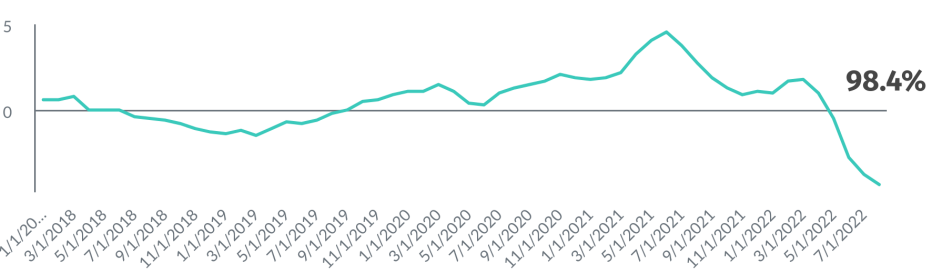


www.car.org/marketdata

New listings dip as the market enters the off season



Sales price-to-list price ratio easing as market becomes less competitive



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Do you Have an Open House Coming Up?

Good News! Thanks to hard work from H.A.R. Staff you can now direct your clients to www.harealtors.com for upcoming open houses all in one place! The Open House Calendar is a great resource for your clients that want to plan their open houses ahead of time. Simply navigate to www.harealtors.com and click Open House Calendar, conveniently located both at the top of the webpage and in the navigation box directly under photos of our beautiful Humboldt County.





Mediation Class: Dispute Resolution

With Ted Loring,
The Sera Group

October 4th 10AM
HAR Office
527 W. Wabash Ave
Eureka, CA 95501
Zoom Available

You Will Learn:

- How to resolve disputes before they escalate
- How to avoid the worst when they do
- About the mediation process

You Will Get:

- Insights about how to deal with difficult people difficult situations.
- Referral list to use if they ever have a client who wants to convene a formal mediation.



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Broker Reciprocity

This is a new feature that was released following recent policy changes from the National Association of Realtors. Listings must now be publicly attributed to the listing agent or listing office for all properties listed in the MLS. It is up to you as an agent to make sure your profile is set up to display this listing correctly. If you are sharing a listing with a client that is not properly attributed to an agent, you may also be held liable for this. Better serve yourself, your clients and your business by making this quick update to your MLS settings.

New Feature: Parent / Child Listing Designations

This new feature is designed to clearly label dual classification listings. If you have a listing that is entered in the MLS multiple times - either different property classifications, different areas, etc. - this will help clearly mark the association of multiple listing numbers to each other. This status will also help with our MLS mandated reporting requirements for dual class listings.

Daryl Price



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9/22/2022 9 a.m. - 1 p.m.	(RPA) California Residential Purchase Agreement with Gov Hutchinson	LearnMyWay® Webinar with Live Instructor	Register Here
9/23/2022 9 a.m. - 4 p.m.	Risk Management - GRI 108 with Suzanne Yost	LearnMyWay® Webinar with Live Instructor	Register Here
9/27/2022 10 a.m. - 11 a.m.	ZIP TMS with Wendi Molina	LearnMyWay® Webinar with Live Instructor	Register Here
9/30/2022 9 a.m. - 4 p.m.	Residential Real Estate Finance - GRI 109 with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/7/2022 9 a.m. - 4 p.m.	Marketing, Finance, and Managing Commercial Properties - GRI 110 with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/12/2022 10 a.m. - 2 p.m.	PMC 1: Residential Property Management with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/13/2022 10 a.m. - 2 p.m.	PMC 2: Managing Single Family Homes and Two-to-Four Unit Residences with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/14/2022 9 a.m. - 4 p.m.	Investment Property Analysis - GRI 111 with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/18/2022 10 a.m. - 2 p.m.	PMC 3: Apartment Buildings and Commercial Properties with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here
10/20/2022 10 a.m. - 2 p.m.	PMC 4: Trust Funds, Fair Housing and Legal Aspects of Property Management with George Lawrence	LearnMyWay® Webinar with Live Instructor	Register Here

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