



*November 2017* **NEWSLETTER**

UPCOMING SEMINARS

Tuesday, December 5, 2017 from 12:00 p.m. to 1:00 p.m.:  
Shannon B. Jones and Steven D. Spile through California Real Estate Legal Alliance (“CRELA”) will provide a webinar for members of CRELA addressing Current Issues Affecting Real Estate Professionals.

Wednesday, December 13, 2017 from 9:00 a.m. to 10:00 a.m.:  
Shannon B. Jones will be providing a New Member Orientation seminar before the Contra Costa Association of Realtors at the Shadelands Civic Arts Center, 111 N. Wiget Lane in Walnut Creek, California. For more information, please contact Jason Catalano (925) 295-9202 or Jason@ccartoday.com.

Thursday, January 18, 2018:  
Shannon B. Jones will be providing the legal updates to the California Association of Realtors Legal Affairs Forum in Monterey, California.

*A quick note to keep you current regarding events in our office, law and issues...*

*A NOTE FROM SHANNON –*

Governor Brown recently signed a bill, which returns the California Bureau of Real Estate to the Department of Real Estate effective July 1, 2018. Agents marketing materials will not need to be immediately updated changing CalBRE to DRE.

CalBRE, soon to be DRE, has been extremely active throughout 2016 and 2017. CalBRE is taking consumer complaints seriously and investigating them. They have also undertaken a significant number of audits, with a particular focus on property management companies. If you receive a call from CalBRE, please contact us immediately. Self-help is not advisable and can lead to serious consequences.

Some of our clients are reporting more wire fraud. In these reported instances, buyers are receiving phishing emails with wiring instructions purportedly from the selling agent. The buyers are then sending wire deposits to an unknown location, which are being sent out of the Country. We have issued a risk management tip to our clients with recommendations to prevent wire fraud. If you are a client of our office and did not receive that risk management tip, please let us know and we will forward it.

We will be collecting food and Christmas gifts for the benefit of the Bay Area Crisis Nursery from November 27, 2017 through December 20, 2017. Food needs include: gravy; stuffing; mashed potatoes; canned vegetables; cranberry sauce; canned pumpkin mix; cake mixes and desserts. For our Christmas drive, the Bay Area Crisis Nursery is in need of the following: stacking cups; cloth books; children's toys from 18 months to 3 years old; African American dolls; Hispanic dolls; doll clothing; Barbies; batteries; science projects; remote control cars; books; balls; and clothes for all ages of children. A barrel will be set up in the entry of our office. Please stop by to visit and donate.



### About Shannon...

Shannon B. Jones is the owner and managing partner of Shannon B. Jones Law Group. She has been representing real estate agents and brokers for almost 30 years.

She has an undergraduate and law degrees from the University of Southern California. She is a member of CAR's Strategic Defense Panel.

She has published a number of articles and the best-selling real estate book, "A Real Estate Agents Practical Guide to Avoiding Litigation." She is a shareholder in California Real Estate Legal Alliance ("CRELA"), a company established to represent real estate professionals throughout the State of California that offers real estate advice, coaching, claims prevention, effective and efficient management of claims, risk management, cutting edge industry information, insurance management assistance, as well as other beneficial services.

**LEGAL UPDATES** - Our website was recently updated to include the following articles:

- An article wherein the court holds that tenants are entitled to a jury trial on their breach of warranty of habitability claim;
- An article wherein the appellate court holds that complying with, and performing work, allowed by a land use permit prior to resolution of administrative mandate proceedings forfeits the permittee's objections to the permit's conditions; and
- An article wherein the court holds attorney's fees are not available to HOA under the David-Stirling Act.

*A complete discussion of these matters can be found on our website, [www.calrealestatelaw.com](http://www.calrealestatelaw.com), under Legal Updates.*

**BLOG UPDATES** - Our website was recently updated to include the following blogs:

- A risk management tip to prevent wire fraud; and
- A blog regarding the Governor restoring the Department of Real Estate.

*Please visit our blog at <http://www.calrealestatelaw.com/BLOG>*

### **HOLIDAYS** –

Our offices will be closed for the Thanksgiving holiday on November 23 and 24, 2017.