

July/August 2018

NEWSLETTER



UPCOMING SEMINARS

Wednesday, September 12, 2018
from 9:30 a.m. to 12:00 p.m.:

Shannon B. Jones will be providing a Risk Management 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 at (925)295-9202 or Jason@ccartoday.com.

Wednesday, September 19, 2018
from 9:00 a.m. to 10:00 a.m.:

Shannon B. Jones will be providing a New Member Orientation 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 at (925)295-9202 or Jason@ccartoday.com.

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

A NOTE FROM SHANNON –

Effective July 1, 2018, the California Bureau of Real Estate became the Department of Real Estate. It is no longer part of the Department of Consumer Affairs. Further, Wayne Bell is no longer the Commissioner of the DRE. Dan Sandri, Bell's Deputy Commissioner, is now serving as the Interim Commissioner.

DRE has been taking a new focus in its investigations to address teams. We have received a number of inquiries from the DRE relating to teams. Specific concerns by the DRE include the following:

1. If teams are not using a member surname, whether the team has a fictitious name approved;
2. Whether all team members and license numbers are properly identified on websites;
3. Concerns about team members who may not be licensed by the same broker;
4. Whether the teams' websites identify the teams' responsible broker in a manner at least equally conspicuous as the team names; and
5. Affiliations between agents from different states.

Separately, we will be circulating guidelines to address some of these issues. However, DRE has published an article regarding team names, which is available on their website.



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 25 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 an arbitrator did not have authority to bind a non-signatory to the arbitration.
- An article regarding NAR Adopting a New Rule Requiring a Response by a Listing Agent to an Offer.
- Risk management tip regarding whether a client is entitled to an appraisal.

A complete discussion of these matters can be found on our website, www.calrealestatelaw.com, under Legal Updates.

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

- Blog regarding the BRE's name change.
- Blog regarding whether an Agency Disclosure is needed for new construction.
- Blog regarding the increase in Fair Housing complaints.
- Blog regarding hiring a handyman v. licensed contractor.

Please visit our blog at <http://www.calrealestatelaw.com/BLOG-1>