



March 2017

NEWSLETTER

UPCOMING SEMINARS

Wednesday, March 22, 2017
from 9:00 a.m. to 10:00 a.m.:

Shannon B. Jones will be providing a New Member Orientation for the Contra Costa Association of Realtors at the Shadelands Civic Arts Center located at 111 N. Wiget Lane in Walnut Creek, California. For more information, please contact Jason Catalano at Jason@ccartoday.com.

A Note From Shannon...

Northern California has experienced what some are referring to as the “hundred year storm.” In January 2017, it is estimated that some parts of Northern California received over eleven (11) inches of rain, which is extraordinary. As a result of these storms, we are receiving a significant number of claims relating to water intrusion, drainage and flooding. In most instances, there is no liability on the part of the agents, as the agents had no awareness of the alleged defects leading to the water intrusion issues. However, buyers and their attorneys do not seem to understand an agent’s standard of care and buyers are seeking to hold agents responsible.

If you receive a demand letter or lawsuit, please immediately contact us. We are able to resolve some of these claims at the outset before they escalate. In addition, it is important for agents to remember that the agency relationship terminates upon the close of escrow. However, if agents communicate with their clients about these issues and make an effort to remediate these issues, agents can extend that agency relationship and create further liability. It is also recommended for future transactions, agents consider recommending inspections by soils engineers.



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 regarding a case wherein a court refused to permit rent to be collected in an unpermitted unit.
- An article regarding a case where a court holds that homeowners could not assert an adverse possession claim to homeowner's association property without payment of property taxes.
- An article regarding a case where a court awarded treble damages for trespass and injury to trees.
- An article regarding a case where the court allows a broker to pursue a claim against non-signatories to a listing agreement.

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:

- A blog regarding a reminder to retain emails and texts of substance in transaction files.
- A blog as to whether the Bureau of Real Estate is becoming the Department of Real Estate.

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