



May 2017 NEWSLETTER

UPCOMING SEMINARS

Friday, May 5, 2017

from 9:00 a.m to 10:00 a.m.:

Shannon B. Jones will be providing legal updates to the California Association of Realtors Legal Affairs Forum in Sacramento, California.

Wednesday, June 14, 2017

from 9:30 a.m. to 12:00 p.m.:

Shannon B. Jones will be presenting 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.

HOLIDAYS

Our offices will be closed in observance of Memorial Day on May 29, 2017.

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

A NOTE FROM SHANNON –

We are continuing to receive inquiries regarding CalBRE’s advertising requirements. In response, we have circulated a risk management tip addressing this issue. If you are a client of our office and did not receive a copy of that risk management tip, please email Shannon at sbj@sbj-law.com.

We are also continuing to receive claims against real estate agents arising out of the incredible rain Northern California sustained last winter. Buyers are claiming that sellers and agents did not properly disclose drainage and flooding. However, in most instances, no such conditions pre-existed last winter. Buyers are not understanding the responsibility affiliated with homeownership. If you receive any of these inquiries or claims by buyers, please immediately advise your counsel, so the claim can be appropriately addressed. Agents should not undertake self-help. We are anticipating that as Spring and Summer progress, and the dirt starts drying in Northern California, these claims will morph from drainage and flooding issues to settling and cracking claims. The same advice applies – please refer the matters to counsel and do not attempt to address them yourself.



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 a court finds a city's designation of historical property appropriate.
- A risk management tip to our clients regarding the new real estate advertising rules.

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 the new forms that will be released by the California Association of Realtors.
- A Question and Answer regarding a seller's inability to close escrow.
- A blog regarding the California legislature proposing a bill to eliminate the interest deduction on second homes.
- A blog regarding Congress addressing issues arising out PACE loans.

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