



Landlords of Black Hawk, Inc.
Founder & Charter Member of Landlords of Iowa, Inc.
PO Box 742, Waterloo IA 50704
www.blackhawklandlords.org

GENERAL MEETING

Thursday,
Mar 21, 2013

Elk's Club

6:00-Social
6:30-Dinner
7:00 -
Program

**City of Waterloo Code
Enforcement and Inspection
Process Changes for Rentals
Question & Answer Session with
Maria Tiller, Code Enforcement and
Craig Clark, Building Official.**

Wondering why Landlords are fined for Tenant trash, grass or snow removal problems? Why fines have been increasingly levied under the new policy? Why the city wants to charge \$25 to register all rental properties and require Landlords to police Tenant behavior and crime? Come and find out! We want answers. Let's get the facts straight.

*Dinner Reservations are due by Tuesday at 5pm, Please RSVP to Mark Pregler at 319-939-4417 or BlackHawkLandlord@gmail.com
Dinner is \$12 at the door, served at 6:30 pm, no charge to attend program, please be there by 7pm for program only.*

HSB 9 – Now HF 184 Occupancy - Passed Judiciary Subcommittee 2-1 and Full committee 17-4. Disallows use of familial/marital status in determining occupancy limits of rental property. Language dropped from bill referring to square footage. Next step is passing full House debate before going on to the Senate.

HSB 13 – Now HF 356 Expand Rent Judgments from 2 to 10 years. Passed full Judiciary Committee 12-8. Bill will increase 2 year statute of limitations that dates back to the 30's to 10 years. HSB 13 is opposed by the Iowa State Bar Association, the Attorney General, & Legal Aide. Vote was in favor by a party line vote.

HSB 28 - Landlord Tenant reform - Sponsored by CIAA – Passed Judicial subcommittee 2-1. HSB 28 was reviewed on February 8th by representatives from the Iowa State Bar Association, Attorney General's office, Legal Aide, and landlord attorneys. A number of items have changed and new language amendment filed for further consideration. Language for late fee's will be two tiered, \$12 a day up to \$60 max for leases under \$600 per month. Over \$600 a 10% flat rate. Shortening delivery from 4 to 3 days is a dead issue especially with the US Postal Service cutting out Saturday delivery. Consensus language on strengthen provisions for criminal charges in the event of intentional damages to properties was negotiated by our Lobbyist Joe Kelly, and the Iowa Attorney General. See attached amendment, it dramatically changes the study bill.

SSB 1007 - Radon bill – In Senate State government committee - Scheduled for debate next week. Will require radon mitigation in new residential construction. The bill has had two subcommittee meetings. There will be amendments offered in committee this coming week.

HF 6 – Entry to private property by candidates for campaign purposes – House State Government.

HF 107 residential classification of residences in buildings otherwise used in a commercial fashion. One of several bills put forth on property tax revisions over the last few years, others have included giving triplexes and fourplexes the same rollback as single family and duplexes. Another bill was to treat all rentals for human occupancy as residential and receive the rollback. In Ways and Means, will be taken up if at all with overall property tax reform.

SF 94 dropping electrical licensing, State Government. Repeals chapter 103 in Iowa state code, status unknown at this time - Not likely to advance from subcommittee.

SF 98 repealing HVAC licensing, State Government. Repeals Iowa Plumber, Mechanical Professional and Contractor Act, status unknown at this time - Not likely to advance.

HF 56 would require landlords to disclose energy costs to tenants. No Subcommittee assigned as of Feb 9th. Such a lengthy delay in appointing a subcommittee is usually a sign that there won't be a subcommittee assigned; consequently, the bill won't be acted on.

HF 248 increases small claims limits from \$5,000 to \$10,000, House Judiciary Committee. Subcommittee, Worthan, Garrett, and Wessel-Kroeschell There is a subcommittee scheduled for Monday. Some business groups are in favor of the bill. The Magistrates Association and the Attorney General are opposing.

Feedback contact -Daryl Kruse, Legislative Chairman, Landlords of Iowa, cell 319-240-0880, dreeemon@aol.com—Find your Legislator at www.legis.iowa.gov/Legislators/find.aspx

Contact Landlords of Black Hawk Legislative Chair, Mark Pregler for any local issues and/or direction.



At his request, the Landlords of Black Hawk Board met with Craig Clark, City of Waterloo Building Official, to discuss proposed changes to rental housing inspections in Waterloo.

The initial proposals being investigated and discussed as presented to our Board included:

Inspection procedure changes

ABC Fire Extinguisher in every rental unit;

Dual sensor smoke alarms in every bedroom, in area outside of bedrooms and on every story of the dwelling;

Carbon Monoxide Alarms in every rental unit.

Registration of every rental unit in the city

For a fee of \$25 per year;

Registration information to identify Landlord owner/manager of the unit for contact reasons;

Inspection certificate and zoning certificate required to register. No additional cost to receive these however City has yet to set up a mechanism to do so (which was a concern for the Board.)

License required for Landlord

Possible one-time nominal fee;

Draft ordinance has been drawn up.

Recent CODE ENFORCEMENT VIOLATIONS have been creating a stir in Waterloo as the Department now issues citations for all offenses with no courtesy calls or attempts at reconciling the issue without issuing an "administration fee." Additionally, now all citations count toward first, second and third offense status. With increased fines for each subsequent offense in a calendar year. Several Landlords have received \$350 administrative fees for multiple offenses at a property by the Tenant without receiving mailed warnings for snow issues.

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Vendor Membership	Mark Pregler	939-4417	mark@budget-services.net
Hospitality	Gary Olmstead	231-8844	gandnolm@cfu.net
Legislative	Mark Pregler	939-4417	mark@budget-services.net
Legal	Wally Parrish	290-0335	wparrish@wparrishlaw.com
Website	Jane Young	232-7398	jayo2000@mchsi.com
Vendor Board Member	Tony Miller	234-1407	cvps@outlook.com

In the News...Housing is not just for families

Des Moines 2/20/13— Rekha Basu—Should your city get to dictate who you live with? Absurd as that sounds, local governments in Iowa have the right to at least prevent your living with a certain number of people unrelated to you. Some cities, including Des Moines, West Des Moines and Ames, require that if more than three or four people share a single residential unit, they must be related by “blood, marriage or adoption.” Yet even 10 people are not too many if they’re members of the same family.

Discriminatory as they seem, the Iowa Supreme Court has said cities may set such ordinances..

What business is it of a city what the nature of people’s relationships is, as long as they take care of their property and pay their rent or mortgage on time? None, according to a majority on the Iowa House Judiciary Committee, which recently passed a bill to change the state law that permits cities to set such restrictions. Maybe at one time, when the family was the only unit sharing a home, that made sense. But today, when households come in all types— unmarried but cohabiting; foster families; friends sharing a home to save money— it’s not an appropriate basis for exclusion.

Nor is it an appropriate time, given the economy and many people’s need to cut living expenses.

These ordinances put pressure on college students, young professionals and low-wage laborers. They make it hard on immigrant men or women who are here without their families and working to send money home, often sharing living spaces, meals and chores with others.

They even discriminate against state legislators, as Rep. Chip Baltimore, R-Boone, who chairs the House Judiciary Committee, points out. Some, who represent districts at a distance from Des Moines, prefer to share rentals while the Legislature is in session.

[READ THE STORY](#)



CO Detectors Replacement Interval

If you wonder if your [carbon monoxide detectors](#) are worn out, they probably are. [CO detectors](#) only have a five to seven-year life. Listing a build date or an expiration date on the label is a fairly new phenomenon. If there's no date on yours and you can't remember when you bought it, you're probably due for a new one.

Here are two key things to look for when you buy replacements. First, pick a detector with a "fuel-cell electrochemical" sensor. This type is far more sensitive to CO and less prone to false alarms than models from just 10 years ago. There are other types of sensors on [the market](#) (metal oxide and gel cell) that offer longer life. But humidity and temperature changes can reduce their accuracy. When it comes to detecting carbon monoxide, we recommend accuracy over detector life span. Second, experts recommend choosing a model with a [digital](#) readout and a "peak level" [memory retention](#) feature. That's helpful to emergency personnel if they suspect CO poisoning. If you have small children, consider buying a talking [CO detector](#). A voice warning is more effective than a horn at waking children.



Since carbon monoxide is roughly the same weight as air, it neither rises toward the ceiling nor sinks to the floor. So detectors that don't have a digital display can be mounted anywhere as long as they're at least 15 in. below ceilings.

Just make sure you install one on each level of your home. Locate them in hallways near bedrooms but at least 15 ft. away from fuel-burning appliances.

<http://www.familyhandyman.com/DIY-Projects/Home-Safety/DIY-Tips-For-Home-Safety/when-to-replace-a-carbon-monoxide-detector/View-All#step1>




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Landlords of Black Hawk Program Calendar

March 21, 2013 — City Of Waterloo

Changes to Waterloo Inspection & Code Enforcement

City of Waterloo Code Enforcement and Inspection Process Changes for Rentals Question & Answer Session with Maria Tiller, Code Enforcement and Craig Clark, Building Official.

Wondering why Landlords are fined for Tenant trash, grass or snow removal problems? Why fines have been increasingly levied under the new policy? Why the city wants to charge \$25 to register all rental properties and require Landlords to police Tenant behavior and crime?

Come and find out! We want answers. Let's get the facts straight. **We can work cooperatively with the city to address problems!**



RSVP to Mark at 319-939-4417 or BlackHawkLandlord@gmail.com

April 18, 2013—Leah Morrison— **QUICKBOOKS for LANDLORDS**

May 16, 2013—Adam Brickley, LSB Financial— **INSURANCE FOR RENTALS**

June 20, 2013—Learn How to Use the Landlords of Black Hawk WEBSITE — Free sign up!

July 18, 2013—Lead Safe Renovation Program Summary (tentative)

August 15, 2013 TBD

Sept 19, 2013 TBD

Sept 26-28 Landlords of Iowa Convention at Isle of Capri in Waterloo!

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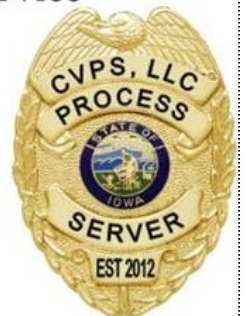
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MEMBERSHIP APPLICATION

includes state dues to **LANDLORDS OF IOWA, INC**

MEETINGS: 3rd Thursday of the month – 6:00 Social Hour - 6:30 Dinner - 7:15 Program - **Elk's Club**
Diner Reservations are due by Monday prior to meeting, please: RSVP to BlackHawkLandlord@gmail.com

Membership basically limited to 2-3 (plus spouse). Please check ONE of the appropriate responses:

- One person who owns or manages rental property in Iowa
- Two people who together own or manage rental property in Iowa
- Owner(s) and manager(s)

Member(s) Name: _____

Rental Business name: _____

Address: _____

Vendor Name: _____ Vendor Address: _____

Primary Contact Phone: _____ Other Phone: _____

Email Address: _____

Advertising Business Card in monthly newsletter – for \$48 per year..... _____

Advertise your rental units on www.blackhawklandlords.org – for \$100 per year..... _____

Add *Business Logo* on Website – for \$200 per year..... _____

Receive the newsletter in hardcopy mailed to your address on file for \$18..... _____

Annual Association Dues.....\$60

TOTAL AMOUNT ENCLOSED

\$60 per year dues are due July 1st each year. Membership is prorated at \$5/month plus one full year for initial sign up. For example, join in April, please pay \$75 for one quarter plus one year. Membership includes a CD of forms & samples beneficial to Landlords such as a sample lease, tenant application, and court filing forms. The CD is available to every member free of charge at the monthly meetings. Welcome to Landlord of Black hawk, Inc!

Send application to: Landlords of Black Hawk, 2214 Regal Ave, Waterloo, Iowa 50702

Signature: _____ Date: _____

Reasons to Join Landlords of Black Hawk, Inc. trade association for Landlords in Black Hawk County:

- ⇒ Educational program the 3rd Thursday of each month at the Elk's Club in Waterloo.
- ⇒ Networking with local Landlords.
- ⇒ Membership in Landlords of Iowa included with renewal.
- ⇒ Access to Lobbyist updates.
- ⇒ Legislative voice to our elected officials.
- ⇒ CD of Landlord/Tenant forms and sample documents.

The Landlords of Black Hawk monthly program is top notch. Each month speakers provide training and insight to members. Topics covered have included the eviction process, city code enforcement, debt collection, carpet maintenance, real estate investment, home inspection and many more areas of interest. Another benefit of attending the meetings on a regular basis is the sharing at the tables. Table conversation is an opportunity to tap into the experience of seasoned Landlords and to share your experiences too. It is always nice to find out that you are not the only Landlord with issues. See you next month!

<http://www.blackhawklandlords.org>

Board Meeting — Elk's Club Notes March 6, 2013

12:09 Meeting called to order by President Wallace Parrish. Members present Wallace Parrish, Sue Schauls, Jane Reppas, Jane Young, Tony Miller, Mark Pregler, and Rachel Page.

Mark Pregler motioned that we amend our Quorum to four (4) people and also amend our by-laws, second by Sue Schauls, motion passed. We also will put on our future agenda to review our by-laws.

Jane Young reviewed our website changes in progress. She presented the potential home page. She also provided a contact packet with choices. The title "New Landlords" should maybe be changed to "Members and Non-Members". We don't need to spend much time on this Word .doc because we will still be able to make changes on our own when it is up and running. This .doc gives us way to site map and plan to make sure everything we need space for is planned for. We want to make sure our tenant landing home page is geared towards tenants and after landlords log-on that landing page is geared towards landlords. Sue recommended we each take a page to review and create correct verbiage that we are looking for. Mark said we do not was a landlord directory. We need to decide if we have Forbin or Jane Young start adding our current members. Sue can give a list of paid membership to Jane Young to enter. Rachel requested that we get a site map from Jane Young to ask Forbin. Assistance Agencies and Area Resources link to same. We need to put together an advertising campaign. Jane Reppas to review About Us for Tenants, and About us for Landlords. Mark Pregler to review Area Resources for Tenants. Tony Miller to review Links for Landlords. Sue Schauls to review Newsletter page.

Upcoming Program is Q&A Regarding Waterloo Code Changes and Rental Registration. Wally said we need to be united on this that we don't want a Landlord License. If we evict a tenant we need to go thru the court process. If the city wants to revoke a landlord license, they also need to go thru the court process. Rachel stated that she received an email back from Mayor Clark that he will be at the meeting on the 21st. We need to have our members at this meeting. Tim Jamieson has been notified of this meeting per Jane Reppas. Mark Pregler will invite all council members and key members to this meeting. Rachel will email Suzy Schares to invite City Council members, they will need to RSVP. Wally to develop an agenda and be the chairperson of the meeting. Jane Reppas said that Cedar Falls charges registration by building. Registration fee per building instead of per unit is more realistic. Rachel moved that Sue do a mailing to landlords (members and non-members) to drum up attendance to the meeting, with a second by a Tony, motion passed. Jane Young to bring lawsuit info against other cities in regards to similar situations. We want a budget for what they are trying to accomplish. Rachel made a motion to adjourn meeting, with a second from Mark, motion passed. Meeting adjourned 1:45.

Respectfully submitted,

Rachel Page

Treasurer's Report

Reported March 6, 2013		Credit	Debit	Balance
2/8/2013	3349 Staples (Eviction books/cards)		\$540.60	\$12,474.09
2/15/2013	3350 VGM Forbin (website)		\$1,500.00	\$10,974.09
3/1/2013 deposit	Dividend	\$4.65		\$10,978.74
3/5/2013	3351 Elk's Club		\$650.00	\$10,328.74
3/6/2013 deposit	Meeting & Dues	\$787.00		\$11,115.74
projected	VGM Forbin for website		\$4,500.00	\$6,615.74

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learn!**

**3rd
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**LLBH Board
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*will be held the 1st
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bers are welcome to
attend.*

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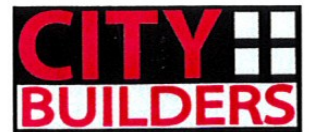
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