

New Laws for 2024 Affecting Real Estate

Courtesy of SHEPPARD, UZIEL & HENDRICKSON Law Firm (415) 296-0900 www.sheppardlaw.com

Small Claims Court Limits Increased: The small claims court limit is increased from \$10,000 to \$12,500 for an individual and from \$5,000 to \$6,250 for a business entity.

Landlord-Tenant / Evictions: Effective April 1, 2024, no-fault evictions under the State Tenant Protection Act (“TPA”) will be further restricted for: (1) owner move-in evictions, and (2) evictions based on substantial remodeling. Also, an owner who materially violates the TPA by improperly terminating a tenancy or by raising the rent beyond legal limits can be liable for up to three times actual damages, reasonable attorney’s fees and costs (at the court’s discretion), punitive damages, and injunctive relief (if sought by the Attorney General).

Landlord-Tenant / Security Deposits: Effective July 1, 2024, a landlord is capped at collecting one month’s rent as a security deposit for new tenancies in addition to the first month’s rent. Exception: “Small landlords” (owners of no more than two residential rental properties and no more than four total units) can collect up to two months’ rent as a security deposit, plus the first month’s rent.

Landlord-Tenant / Bikes, E-Bikes, Etc.: Landlords may not prohibit tenants from keeping personal “micromobility” devices (bicycles, scooters, hoverboards, skateboards, e-bikes, e-scooters, etc.) at the rental property or ban their in-unit storage and recharging (if the devices meet certain criteria).

Landlord-Tenant / Disabled Tenants’ Relocation to First Floor Unit: Cities with rent-control may require landlords to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the building without a rent increase.

Landlord-Tenant / “Ability to pay” Screening: A Section 8/governmentally-subsidized tenant must be offered the chance to have their application reviewed on the basis of their “ability to pay” as opposed to credit history. The tenant-applicant need only show a reasonable ability to pay their portion of the rent.

Accessory Dwelling Units (“ADUs”): An ADU may be separately transferred as a condo, subject to certain conditions, if a municipality permits such conveyances.

Real Estate Brokers / Listing Agreements: Exclusive listing agreements between a Realtor and an individual (non business entity) may not exceed 24 months from the date the listing agreement is signed. This applies to residential properties consisting of one to four units.

Real Estate “Flip” Sales: A seller of residential property (four units or less) who accepts an offer within 18 months of purchase must disclose contractor-performed repairs/renovations, the name/contact information of each contractor, and any permits obtained.

Online Notarization by California Notaries: California notaries may conduct notarizations online upon Secretary of State certification of such technology, or by 2030, whichever is earlier.

Sheppard, Uziel & Hendrickson Law Firm

REPRESENTING CLIENTS IN SAN FRANCISCO
AND THROUGHOUT THE BAY AREA

LOOKING BACK AT 2023 NEW LAWS FOR 2024

Our law firm is honored to stay *connected* with you.

We look forward to more *connections* with you this year.

New Laws



Case Results in 2023:

- Obtained \$1.8 Million Recovery for San Francisco tenant family
- Resolved multiple neighbor vs. neighbor Easement/Encroachment disputes
- Resolved multiple lawsuits for Non-Disclosure of Real Estate conditions
- Resolved multiple real property title disputes (lawsuits and negotiated settlements)
- Resolved multiple boundary disputes between neighbors
- Won multiple contested Petitions at the San Francisco and Oakland Rent Boards
- Won many verdicts in Unlawful Detainer Courts: SF, San Mateo, Santa Clara, Alameda, Contra Costa counties
- Settled hundreds of cases in Mediation (as Neutral Mediator and as attorney for clients)
- Successfully prosecuted and defended (and resolved) multiple wrongful eviction cases
- Resolved multiple Homeowner Association (HOA) and Tenants in Common (TIC) disputes
- Completed dozens of real property private sale (FSBO) transactions of houses/condos for buyers and sellers
- Successfully defended disability/discrimination claims/lawsuits
- Successfully negotiated Buyouts in San Francisco, Oakland, and Bay Area counties

Awards in 2023:

- “Super Lawyer” Selection to law firm partners (18 continuous years)
- Preeminent AV rated by Martindale Hubbell (highest caliber of Attorney legal work and ethics)



We actively work on real estate transactions and litigation cases. Our senior partner, Bob Sheppard, continues to regularly conduct Mediations to resolve disputes and conflicts (using Zoom videoconferencing technology) – and settles over 98% of cases he mediates.



Whether you need help with a real estate or landlord-tenant matter, are considering mediating your dispute, or need counsel for another legal issue, we are here for you.

To schedule a consultation with one of our attorneys, call us at 415-296-0900. You may also contact us online or email us at info@sheppardlaw.com.

Sheppard, Uziel & Hendrickson Law Firm

**real estate law, landlord-tenant law, litigation and transactions, tort/injury law, estate planning/probate issues, Mediations/Arbitrations*