

REAA 2-Hour CE Summary

State Rent Control: The New State Law that can have an impact on rental properties ranging from Single Family Residences and Condominiums through multi-unit apartment buildings.

Rent Control- A new State Law

In California, rent control has been a local jurisdiction issue, typically approved by a city's or county's voters. Beginning in 2020, there will be a state-wide rent control ordinance that will cover all jurisdictions not currently affected by local rent control and can also impact those jurisdictions with existing rent control ordinances. This is a significant change that has a direct impact on the evaluation and analysis of residential (one-unit and multi-unit) rental properties. Denis DeSaix, MAI, SRA, will provide an overview of the new law and the potential impact it will have in appraising residential rental properties. Points of discussion will include:

- An overview of the new regulations
- What's exempt and what's not
- How a market with existing rent control can be affected
- Valuing a rent-controlled property
- Analyzing Physical Characteristics vs. Economic Characteristics
- Understand the relationship between GRMs/Cap Rates and Market or Below Market Rents
- 1-4 unit appraisal impact of rent control- it does matter!

Whether you are a commercial or residential appraiser, the new rent control laws will affect your appraisal analysis if the property is an apartment building, a 2-4 residential income property, and possibly a SFR or Condominium rental property. Come join us for this informative presentation and be prepared as this new law takes effect.

Denis DeSaix, MAI, SRA- Bio



Denis DeSaix has over 25 years of appraisal experience and is a Principal and Chief Appraiser at Metrocal Appraisal located in the San Francisco Bay Area. Valuation services include commercial and residential property appraisals, consulting and expert witness services. Denis is also a contract commercial and residential reviewer for several community banks. Denis DeSaix holds the MAI and SRA designations awarded by the Appraisal Institute. He has been published in *Appraisal Today* magazine and quoted by the *San Francisco Chronical* and *Valuation Magazine*. Denis is a past President of the East Bay Chapter of the Real Estate Appraiser Association and an active CE instructor for that organization. He co-authored a study funded by PG&E and sponsored by *Built It Green* on the value impact of green certified homes and the valuation challenges such properties present. Denis develops and teaches appraisal continuing education classes, and is proud to have served as a United States Marine.