

August 2012



## Would you take a Monkey without a Pet Deposit?

You would if it were a “companion” animal unless you want to violate federal law! It is illegal to charge a pet deposit on a service or companion animal.

This was given as an example by speaker Nancy McCloskey, a fair housing investigator with the U.S. Department of Housing and Urban Development at a recent luncheon of the Women’s Council of Realtors.

Ms. McCloskey talked to us about a few other “hot” areas of increased complaints based on discrimination in fair housing. These complaints include: victims of domestic violence, pregnant women and immigration status. While the Law does not include these as “protected classes”, HUD will investigate and litigate if they believe discrimination has taken place. There is also a large increase in complaints related to disabilities. Nevada State Law recently changed to include as protected classes, gender identity and sexual orientation. As a Landlord, it is important for you to be aware of these important topics – a first time fine can run as high as \$100,000!!

On a lighter note, and no monkeying around, if you renew your home warranty policy or change to a different warranty company, it is very important that you give us the information immediately.

Also, if you decide to put your property into an LLC or a Trust, or add another person to title, please let us know right away so we can make the necessary changes in our records – and on your checks!

I’ve been asked to pass this on: if we call you on a maintenance issue, please respond just as quickly as you can.

In the past trash cans have rarely been an issue with new tenants however this is changing. We’ve gotten quite a few requests for trash cans to be supplied by new tenants. Believe it or not, Nevada law **NRS 118A.290** does not consider a property habitable if it does not have “an adequate number of appropriate receptacles for garbage and rubbish in clean condition and good repair at the commencement of the tenancy.” So if we ask you if it’s ok to supply them with a trash can or two.... Please say yes.

We hope that you are enjoying the last of the summer and having some fun!

Your Team,  
*Bonnie, Laura, Venessa, Lori, Diane, Susan and accounting.*

PS: Thanks for the great feedback on the last newsletters & if you have any topics you’d like more info on, just send an e-mail to [Bonnie@AvalonOaktree.com](mailto:Bonnie@AvalonOaktree.com)