



May 17, 2019 Issue

NEW LAW ALERT **Starting on May 22, 2019 a 100-Year Flood Map Disclosure Statement Will Be Required by New Local Ordinance**

A new San Francisco Ordinance going into effect on Wednesday, May 22, 2019 requires all Sellers and landlords of all real property (residential and commercial) located in areas of San Francisco at risk for 100-Year Storm Flood events to provide prospective buyers and tenants with a special disclosure statement.

This new disclosure requirement, among other things, provides such transferees with notice of the existence of the updated San Francisco Public Utilities Commission's "100-Year Storm Flood Risk Map," which map can now be found as part of the NHD disclosures from the various service providers, such as JCP.

The new mandatory disclosure form titled Flood Map Disclosure Statement is currently available on the SFAR Member website. It will become page 2 of a new Flood Map Advisory and Disclosure form, expected to be available in the SFCA library on zipForm by the end of May. **[Please see the documents here.](#)**

SFAR recommends the use of the new Flood Map Disclosure Statement in every residential transaction (and lease).

Further information can be obtained at the San Francisco Public Utilities Commission website, including access to its **[100-Year Storm Flood Risk Map.](#)**





NEW LAW ALERT

Starting on June 2, 2019 a New Law Requires Sellers of 3+ Residential Units to First Give Non-Profits the Opportunity to Buy

There is another new San Francisco Ordinance impacting sellers. It will:

- Apply to 3 or more residential units (and lots on which 3 residential units may be constructed), including mixed use properties;
- Give certain non-profit organizations "preemptive" rights to buy such properties from sellers before anyone else via a complicated statutory "right to first offer" and "right of first refusal" process that will cause delay, burden and risk;
- Stop sellers of such properties from offering or accepting offers to sell from private buyers until they first notify such non-profits.

Effective Date: June 2, 2019

Sellers violating this new law are subject to claims by such non-profits, including for damages and attorney's fees. Certain fines, penalties and other remedies may also be allowed, including against "a party that has willfully colluded" with a violating seller.

Ø Sellers of such properties wishing to properly avoid this new law should consider entering into purchase and sale agreements before the close of business on June 1, 2019. Such agreements are expressly excluded.

Before the Effective Date, the City is supposed to post a list of the eligible or "qualified" non-profits at the website for the Mayor's Office of Housing and Community Development (<https://sfmohcd.org/>) so that sellers know who to notify in order to comply with this new law.

- No such list has been posted yet. It may not be ready until the June 2, 2019 Effective Date.

Within 90 days after the Effective Date, the City is supposed to issue rules and regulations informing as to interpretation and implementation of the law.

- No such rules and regulations are apparently in the works at this time. Until August 31, 2019, many questions thus may remain unanswered, including whether sellers of individual TIC units in 3+ unit apartment buildings must comply.

For any questions or advice concerning this new law, Sellers should be advised to engage a qualified San Francisco Real Estate attorney.

Updates from the Association will follow, including on this law's detailed notice and preemptive rights process before the Effective Date, along with a SFAR Advisory on topic.

A legal challenge is anticipated. Whether or not implementation of the new law will be delayed depends upon later Court rulings. **For now, plan on this law being in force June 2, 2019.**

A Quick Legislative Update: Three Things You Should Know

1. Supervisor Sandra Fewer's COPA Legislation, [which gives non-profits the right of first bid and right of first refusal on most building with 3 or more units in San Francisco](#), did pass City Hall last week. SFAR is releasing an advisory for our members on COPA and how it may impact your clients.
2. Mayor London Breed [introduced two ballot measures that would make it easier for the City to build affordable and teacher housing](#). They are scheduled for the November 2019 ballot.
3. Mayor London Breed also [introduced a \\$500m General Obligation Bond for affordable housing on the November 2019 ballot](#). The bond would help build 2,000 affordable housing units. At the \$500m level, the bond would not increase property taxes.

If you ever have any questions related to political, legislative, or government affairs, don't hesitate to reach out to SFAR staff members Mary Jung (mary@sfrealtors.com) and Jay Cheng (jay@sfrealtors.com).

The Welcome Home Project Marks Its Four-Year Anniversary: More Than 3,200 Formerly Homeless Adults and Children Have Received New Home Essentials



We are proud to announce that the Welcome Home Project crossed a milestone: since its inception in April 2015, the program has provided more than 3,200 formerly homeless adults and children in San Francisco with brand-new housewares and personal hygiene items as they transitioned into permanent housing.

The latest package of items was prepared for a formerly homeless family transitioning into permanent housing through the UCSF Citywide Case Management Forensic Team. Robert Robles, a Clinical Social Worker with the organization remarked, "Every time I help my clients pick up goods from the Welcome Home Project to stock their new apartments, I am impressed by the quality of the goods and the cordiality of the staff. Many of my clients are moving into housing after years on the street, and the bundles of goods they get through the Welcome Home Project increase the comfort and dignity they feel in their new homes. Today's pickup is no exception."

The photo above shows Robles picking up supplies from Yumi Nguyen, a Welcome Home Project staff member.

To learn more about the impact of the Welcome Home Project, please watch the video below:



Welcome Home Project

Thank you to all of SFAR's members and partners for your support of the Welcome Home Project. Let's continue this good work together!

[Read the full press release here.](#)

Join YPN For REAL TALK Evolution

REAL TALK

EVOLUTION

MAY 22
2019
5:00 pm - 8:30 pm

The Young Professionals Network
Speaker Series, **TED** Talk Style

Venue: The Great Northern (119 Utah St.)



Wednesday, May 22

The Great Northern

119 Utah Street

San Francisco, CA 94103

NETWORKING: 5:00 to 5:30 p.m.

PROGRAM: 5:30 to 7:00 p.m.

RECEPTION: 7:00 to 8:30 p.m.

Join your fellow REALTORS® for YPN's very own Speaker Series, TED TALK style. You will be hearing from leading professionals in the industry who will be sharing the evolution of their business. Learn the tools and tricks they use to stay on top of the market, provide a competitive advantage and build a successful business!

Speakers include:

Kevin Birmingham - Park North Real Estate

Crystal Injo - Compass

Ruth Krishnan - Compass SF

Jennie Lok - Keller Williams Realty

Betty Taisch - Compass

Dino Zuzic - Compass

Following the program, we will have a reception where you can mix and mingle with other REALTORS® and the speakers over savory tacos and adult beverages.

\$15 Members (includes 1 drink ticket & 2 tacos)

\$20 Non-Members (includes 1 drink ticket & 2 tacos)

[**Register Here**](#)

May's New REALTOR® Member Orientation

Friday, May 24, 2019

9:00 a.m. - 12:00 p.m.

San Francisco Association of REALTORS®

301 Grove Street, San Francisco

New REALTOR® members are strongly encouraged to attend an orientation. Current REALTORS® are also

invited for a refresher on SFAR's services or to satisfy the REALTOR® Code of Ethics requirement.

The SFAR member orientation covers:

- Fundamentals of SFARMLS
- Overview of the SFAR dashboard of services and benefits
- REALTOR® Code of Ethics course
- Walk through of programs and events you don't want to miss on the SFAR calendar

[Register Here](#)

Thank you to this month's New Member Orientation Sponsor, Aaron Weisinger with Wells Fargo!



Global Real Estate Investment and Retirement Fair for Digital Nomads and Future Retirees

Mark your calendar for this exciting event coming up next month:

June 20, 2019

St. Mary's Cathedral

More details coming soon!



June Events!

We have a great set of events coming up next month:

June 7: Contract Comparison, SFAR's PA-SF with CAR's RPA

June 14: San Francisco Building Boom: San Francisco's Changing Landscape

June 27: The Ultimate Guide to List and Sell Commercial Investment Property

June 28: Standard Forms Update

[Learn More and Register through the SFAR Calendar](#)

MarketStats Monthly Webinar Session



Join MarketStats for a deep dive into the housing market! They will show you how to use InfoSparks and FastStats to better understand your local trends.

[Sign Up for the Next Session Here](#)

Need Tech Support? Use the Free Tech Helpline

Slow computer? Printing issues? Browser headaches? Smartphone questions?



An SFAR Member Benefit -- The Tech Helpline

As a member of the San Francisco Association of REALTORS®, you have access to free US-based tech support. Call (866) 610-8941 or go to the Tech Helpline website [here](#). The home page has been updated for SFAR members and the new design is optimized for mobile use.