

2017 **NARPM** Day at the Hill

February 23, 2017

HB 36: Affordable Housing Amendments – This is the funding bill for \$8 million to go into affordable housing this year. The most important piece to us is the \$1 million to go to a section 8 housing guarantee fund where landlords who are damaged by tenants on section 8 can get the state to cover up to \$5,000 in damages. We have put a lot of work into getting that money for the industry. We hope this bill will be a win/win by protecting landlords and opening up more housing opportunity for tenants who are on section 8 vouchers.

HB 83: Rental Application Disclosure Amendments – This is a bill written by tenants group who are trying to protect hard to house applicants who sometimes end up paying multiple application fees and still get denied. The language we compromised makes it a requirement that landlords disclose what criteria we will review towards accepting an applicant, before accepting an application fee or deposit. However, failure to do so does not excuse a tenant from lease compliance or create a cause of action.

HB 178: Good Landlord Amendments – this bill prohibits cities from requiring landlords to deny applicants with criminal history. A compromise has been reached that exempts Ogden and West Valley and retains the program.

HB 196: Division of Real Estate Amendments – Every year the DRE runs a “cleanup” bill, which we work with them on. We support changes this year that give more authority to the Real Estate Commission to determine when owners are exempt from licensure. For instance, to manage properties for others requires a real estate license, but managing your own doesn’t. However, what about property for immediate family members? The division has always considered this ok, but there were never specific rules. This division has always considered any ownership interest sufficient to manage your own without a license but it wasn’t clear. This bill will allow the DRE to clarify those rules.

In addition this bill finally fixes the dual broker property management exemption from being able to do sales by creating a dual agent status. A “dual agent” can hang their license under two companies, owned by the same broker. They can do property management under the PM company and sales under the brokerage.

HB 202: Trespass Amendments – This bill would allow tenants whose guest won’t move to serve trespass notice and have the trespassers removed by police.

HB 376 Landlord Tenant Rights – This is an eviction bill that will closes loopholes tenant’s attorneys are using to delay cases in a way that hurts both tenants and landlords. The bill makes all evictions expedited (comply or vacate, end of term and commercial currently aren’t expedited). It also tightens up timeframes on judges notices.

Withdrawn Eviction Bill - A proposal from a State Senator would have added 24 days to an eviction, cost \$1,120 more each and remove treble damages provisions from Utah Law. The potential sponsor reached out to us very early in the process, saying a constituent brought him concerns and he wanted our input in drafting solutions. We are very appreciative that he sought our feedback on his bill. Ultimately, the bill is only changing a provision on damages to prevailing parties so we support it.

National Association of Residential Property Managers – Utah Chapter

Annual Conference

Thursday November 16, 2017 9:30 AM – 3:30 PM

Utah Apartment Association

448 E. Winchester (6400 S.) Suite 460 Salt Lake City, UT 84107



Featured Speakers



NARPM National
President
Brian Birdy



Utah Real Estate Division:
Jonathan Stewart (or staff)

Attorney Panel



Attorney: Jeremy Shorts



Attorney: Kirk Cullimore Jr.



Attorney: Mike J. Ostermiller

SCHEDULE:

- 9:30 AM Networking with Sponsors
- 10:00 AM “How to Grow your Property Management Business Now” – Brian Birdy, NARPM National President Elect
- 11:00 AM Attorney Panel
- 12:00 PM Lunch with the Division of Real Estate
- 1:30 PM Section 8 Guarantee Program explained – State of Utah Housing Department
- 2:00 PM “Must Haves for Property Managers in 2018” Brian Birdy
- 3:00 PM Rapid Fire topics including: inspections, technology, paperless office, laws you’d like to see, etc.

UPCOMING MEETINGS:

December 7th Board Installation/ Holiday Party

Register Now!

utah.narpm.org/events

Pricing Schedule:

Now – November 10th: \$59 per person

November 10 – 15th: \$69 per person

Lunch will be provided

Free NARPM Shirt included with registration



Buy 4
Get 1 FREE!

Utah Chapter Education

Location: Utah Apartment Association, 448 East Winchester Street (6400 South), Suite 460 Salt Lake City, Utah 84107
Location Phone Number: 801.487.5619

SELECT COURSE(S)

- ☐ **Developing Rewarding Owner Relationships | May 18, 2017 | 9am – 4pm | Brian Birdy, MPM® RMP®**
(formerly Owner/Client Relations Essentials)

This fundamental course covering the four (4) steps in the cycle of owner relations will assist you in developing and managing your clients from first contact to termination. From the big picture to the small details, you will learn industry best practices in obtaining new clients and working with them during several scenarios.



For more information on NARPM® classes, go to <http://www.narpm.org/education/course-descriptions/>

Course sponsored by the Utah Chapter of NARPM®
Contact: Andrew Edwards, broker@tieronere.com or 801.898.6909

Fee per Course	6-Hour Course	
	On or Before 30 days	After 30 days
Member/ IREM® Member	\$195	\$250
Non-member	\$295	\$350
Retake	\$75	\$150
RMP®/MPM® Designee	\$100	\$150
Designee Candidate*	\$180	\$250

CANCELLATION POLICY

Cancellations must be received in writing. If received **at least 30 days before the class date**, registrant will receive a full refund less a \$25.00 processing fee. If received **within 30 days of the class date**, a 50% refund will be issued. No refunds will be made on the day of class; however, the registration fee can be applied to a later class, with a \$25.00 transfer charge. **If course is cancelled because a minimum of 10 registrations have not been met or for any other reason, tuition paid will be fully refundable. All courses are subject to cancellation by NARPM®.**

In order to receive a certificate of completion, students must achieve a minimum of 70% on the NARPM® exams.

REGISTRATION

Name _____
Company _____
Address _____
City/ST/Zip _____
Phone _____
Email _____

- ☐ Do you hold a NARPM® designation?
Please check ☐ RMP® ☐ MPM®
☐ Are you a NARPM® Designee Candidate*?
Please check ☐ RMPC ☐ MPMC
*Candidates get a discounted rate for course registrations.

ClassID=51817UTH

METHOD OF PAYMENT

I would also like to apply for my NARPM® designation at this time. Please charge my credit card: ☐ \$150 RMP®
☐ \$250 MPM® ☐ \$95 CSS® ☐ \$95 CRMB ☐ \$95 CMC

☐ Check enclosed for \$ _____ Chk # _____

☐ Charge my credit card \$ _____

☐ VISA ☐ MC ☐ AMEX ☐ Discover

Name on card _____

Signature _____

----- All information below this line will be shredded. -----

Card # _____

Exp Date _____ Security Code _____

NARPM® ANTITRUST STATEMENT

It is the policy of the NARPM® to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM®'s membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees, or costs), individual competitors or specific business transactions, or controlling or allocating markets. NARPM® shall not restrict members' ability to solicit competitors' clients. NARPM® shall not restrict members' ability to advertise for business, provided the advertising is not false, deceptive or otherwise illegal.

FAX, MAIL or E-MAIL REGISTRATION FORM:

638 Independence Parkway, #100, Chesapeake, VA 23320

P: 800-782-3452 | F: 866-466-2776

E: educationinfo@narpm.org

Or sign up using the Member log-in at www.narpm.org



National Association of Residential Property Managers

Holiday Party



SAVE THE DATE!

For the NARPM Utah Chapter Holiday Party & Board Installation. Join us for lunch, white elephant gift exchange, and the swearing in of the 2018 NARPM Utah Board.

\$20 per person

December 7, 2017

11:00—1:00 PM

Utah Apartment Association
448 E Winchester, Suite 460
Murray, UT 84107

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Murray, UT 84107

For easy registration please fill out
the form below and turn it in to
the front desk



Name: _____

Company: _____

Email: _____

Phone Number: _____

Payment:

Type of Card: _____

Card Number: _____

Exp Date: _____ CVC Code: _____

Signature: _____

Date: _____

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Card Number: _____

Exp Date: _____ CVC Code: _____

Signature: _____

Date: _____



UTAH CHAPTER

October 23rd, 10 AM

1 – Welcome and introductions

2 – Upcoming conference (are you and your company registered – if not go on the link below and do this ASAP)

- a) Manager Attendee Goal – 75
- b) Vendor Attendee Goal – 25
- c) Divide list of prospects for contact by NARPM board members

3 – 2018 NARPM Utah Chapter Schedule

- a) Quarterly education meetings with 2 hrs CE
- b) Every other month social activity (Ie. touring a member's office, bowling, zipline, skeet shoot or gun range, golf)
- c) One community service day
- d) Regular day each month or not?
- e) Locations for education meetings – regular or move around?

4 – 2018 Membership Drive and goals

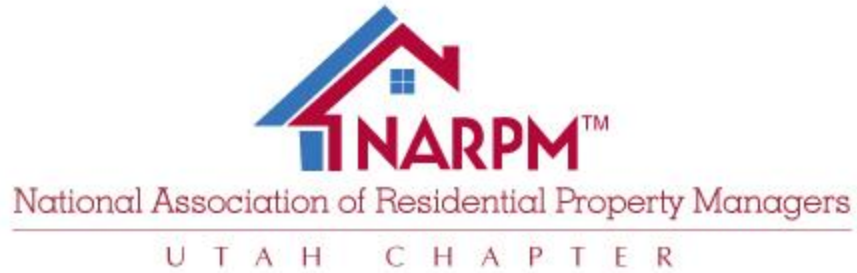
5 – Board member training program

6 – Individual assignments and board member commitment letter

7 – Other business

2018 NARPM Utah Leaders and Assignments

Title	First Name	Last Name
Past Chair	Andrew	Edwards
2018 Chair	Jeremiah	Maughan
Vice Chair	Aaron	Marshall
Secretary	Shane	Evertsen
Treasurer	Randall	Henderson
Membership Chair	Adam	Willis
Education Chair	Merrilee	Christansen
Affiliates Chair	Paul	Watson
Community Service Chair	Alison	Stokes
Communications Chair	Chad	Collins
Government Affairs	Brad	Randall
Conference Chair	Mark	Cropper



8.2.2017 Lunch Board Meeting Agenda

1. Welcome
2. Remaining year agenda
3. Gail's visit to Utah Chapter in September
4. NARPM Utah Chapter's Annual Conference
5. Board Success and vision
6. 2018 Board elections
7. Adjourn



National Association of Residential Property Managers

February 23rd, 2017

Agenda:

1. 2017 Schedule
2. NARPM Grants and Chapter Excellence
3. Owner/Broker Schedule and Outreach
4. New Business
5. Old Business

March 20 th - 23 rd	Owner Broker Conference in Las Vegas
April 25 th (Tuesday)	Fair Housing Conference and Expo
May 25 th	National Speaker: Mike Mumford, RMP, MPM
June 22 th	"Property Inspections"
July 27 th	Fun Activity
September 28 th	Economic Forecasting Conference
October 26 th	Annual NARPM Convention & Trade Show
November	No Meeting
December 14 th	Board Installation/ Holiday Party

NARPM Designation Classes

May 18 th	"Developing Owner Relationships"
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National Association of Residential Property Managers

January 26th, 2017

Agenda:

- 1 – 2017 Schedule
- 2 – Day at Hill & Upcoming meetings
- 3 – New Business
- 4 – Old Business

2018 NARPM Board Positions and Titles

Title	First Name	Last Name
Past Chair	Andrew	Edwards
2018 Chair	Jeremiah	Maughan
Vice Chair	Aaron	Marshall
Secretary	Shane	Evertsen
Treasurer	Randall	Henderson
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2018 Chapter Elections

Dear NARPM Utah Members,

As this year ends we have a great opportunity to thank our NARPM board and all the hard and dedicated work they have put in to making this year a success. We also have the opportunity to elect and install a new board for 2018. Below you will find a slate of candidates proposed to fulfil their prospective roles on the 2018 board. **Please attend this months membership meeting in order to voice your concern about the association and vote on the following candidates:**

2018 Past Chair:	Andrew Edwards
2018 Board Chair:	Jeremiah Maughan
2018 Vice Chair:	Aaron Marshall
2018 Secretary:	Shane Evertsen
2018 Treasurer:	Randall Henderson
Membership Chair:	Adam Willis
Education Chair:	Merrilee Christensen
Affiliates Char:	Paul Watson
Community Service Chair:	Alison Stokes
Communications Chair:	Chad Collins
Government Affairs Chair:	Brad Randall
Conference Chair:	Mark Cropper

If you have questions, or to RSVP for the meeting please contact us at: 801-487-5619

NARPM Chapter Budget - 2017

Income

Dues	\$ 7,000.00
Annual Conference	\$ 2,500.00
Total	\$ 9,500.00

Expense

Meals / Entertainment	\$ 1,250.00
UAA PAC	\$ 2,000.00
Annual Conference	\$ 1,000.00
Management Expence	\$ 4,750.00
Total	\$ 9,500.00

Net Income	\$ -
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