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UPCOMING EVENTS &

EDUCATION

December 12th, 2023

Monthly Board Meeting

IROMA Meeting

Zoom
10-11am

Annual IROMA Holiday Party
7-8PM
5150 W. Overland Rd.

December 14th, 2023

Renter Protection Information Session - Tenants
Hillcrest Library
5246 W. Overland Rd. Boise, ID 83705
5:30-6:30pm

IDAHO RENTAL HOUSING

DECEMBER 2023

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-423-8173 | WWW.IAAHQ.COM | TYLER@IAAHQ.COM

2023 Tribute Awards

Celebrate excellence in the Rental Housing Industry
Join us in honoring the Finalists and Winners of the
2023 Tribute Awards

Friday February 2nd, 2024, 6:00pm



Event Cost

Event Item Name	Expires	Pricing
Dinner Guest Attendee - IAA Member	Feb 02, 2024	\$75.00
Dinner Guest Attendee - Non Member Price	Feb 02, 2024	\$89.00
Table of 10 Dinner Attendees - IAA Member	Feb 02, 2024	\$700.00
Table of 10 Dinner Attendees - Non Member Price	Feb 02, 2024	\$850.00

Register Here

TRIBUTE AWARDS



PP Sponsorship Perks
(Only members of PP receive
these sponsorships)

Diamond Sponsor: \$2,500 Value (Unavailable)

Ten (10) tickets at premier table

- Logo recognition on all promotional material
- Major recognition/signage at the event
- Brief company introduction
- Assist with award presentation
- Logo recognition on event program
- Photo with Award Winners

Platinum Sponsor: \$1,500 Value

(4 available)

- Eight (8) tickets at premier table
- Logo recognition on all promotional material
- recognition/signage at the event
- Assist with award presentation
- Logo recognition on event program

Gold Sponsor: \$1,000 Value

(3 available)

- Six (6) tickets at premier table
- Recognition/signage at the event
- Assist with award presentation
- Logo recognition on event program

Silver Sponsor: \$500 Value

(4 available)

- Four (4) tickets at premier table
- recognition/signage at the event
- Assist with award presentation

SPONSORSHIP OPPORTUNITIES

Drink Sponsor: \$5,000 (1 available)

- Ten (10) tickets at premier table
- Major recognition/signage at the event
- Brief company introduction
- Signage at Bar/Drink cups
- Logo recognition on event program

Grand Prize Sponsor: \$1,000 (3 available)

- One (1) ticket to the event
- Draws winner of \$500 on stage

Candy Bar Sponsor: \$300

(5 available)

- Two (2) tickets to the event
- Logo recognition on candy bags
- Opportunity to pass out candy bags

Management Company Sponsor: \$350

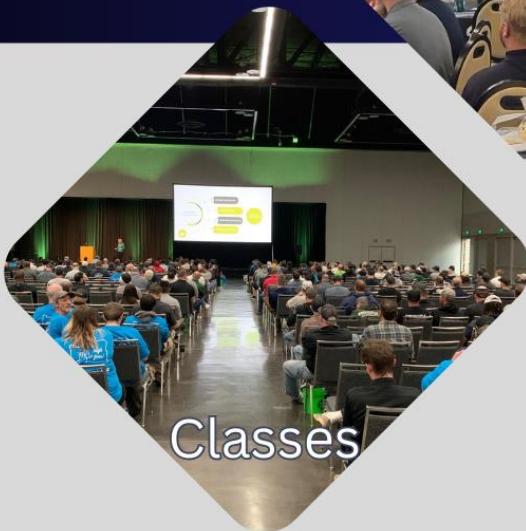
(Reserved for Management Companies ONLY)

- Two (2) ticket to the event
- Logo recognition on event program

ELEVATE

EDUCATE

EMPOWER



Classes



Events

AS A VALUED IAA MEMBER...

Receive 1.5% credit on all quarterly sales towards educational classes and events!

Help further educate your staff every time you use Pg Long services for your flooring, carpet cleaning, and restoration services.

IROMA

November 14, 2023

Topic: Tax Considerations for 2023

Speaker: Jerry L. Tarter

Tarter & Associates, P.A.

Accountancy Corporation

208-336-9449 jt@tarterpa.com

- **The tax changes implemented by recent tax legislation still have far reaching impact on your tax returns. New income ranges and tax rates.**
- **Increase for gift tax exclusion.**
- **Electronic reporting for W-2's and 1099's.**
- **New FinCen reporting for all entities.**
- **Reporting on Publicly Traded Partnerships and their K-1's.**
- **Questions about 1099K reporting.**

**We thank Jerry for his time & expertise giving us his annual Tax Update.
We appreciate his knowledge and willingness to help us.**

December 12, 2023, meeting at IDAHO PIZZA COMPANY, 5150 W. Overland RD., Boise, ID. Those wishing to eat dinner please arrive and order by 6:15 pm. Meeting starts at 7:00 pm. If you would like to pre-order your dinner, for instructions go to our website www.idahorentalowners.org for help ordering. **Dinner will be on your own this year!**

DECEMBER 12, 2023

- 7:00 Julie Frontino, Acting President/Vice President**
Welcome members & guests, Introduction of Officers
- 7:10 IAA Update – Tyler Wolters, IAA Executive Director**
- 7:20 IROMA Annual Business meeting**
Nominations & Elections for IROMA 2024 Officers
- 7:30 Holiday Party of IROMA Bingo with prizes & gifts**
No Board meeting

***Please come and join us for a great way to kick off the holiday season with our IROMA Holiday Party. Dinner will be on your own. We will have elections, nominations and then we will move on to bingo, prizes, treats and a good time.
We look forward to sharing time with all of you!***

HAPPY HOLIDAYS!

LEASE POLICIES

NO SMOKING IN RENTAL

To some people, a complete ban on smoking in rental properties may seem like an overreaction. But there are very real consequences. Here are top reasons some landlords impose no-smoking policies.

1. It Stains and Smells

Tobacco and marijuana have distinct smells that many find unpleasant. These smells can still linger around long after the smoke has settled. With repeated use, smoking also leaves carpets and the house smelling like tobacco. If that is not enough, the nicotine can also stain the walls. When the smoking resident eventually moves out, the landlord must go to extra measures in painting the walls and removing the smell. This creates an undue burden on the landlord, not to mention the added costs.

2. It is a Fire Hazard

Smoking is a fire hazard. It is as simple as that. Residents may fall asleep with their cigarettes still lit. This can burn the furniture and upholstery. Worse yet, it can start a fire, putting others at risk.

3. It Raises Insurance Premiums

Insurers believe there is a higher risk of fire when landlords allow smoking on the premises. As such, some insurers will charge a significantly higher premium for fire insurance than for landlords who do not allow smoking.

4. There Is Potential Liability

Finally, in multi-units, smoking makes landlords more vulnerable to potential liability. There have been cases where a resident sued a landlord for permitting smoking. The lawsuits were primarily based on two legal grounds: nuisance and an uninhabitable home. Smoking is widely regarded as a nuisance because the odors can irritate other residents. The odors, health concerns from secondhand smoke, and increased fire risk can also be used to argue that a landlord is violating their duty to keep the property habitable.

Can a Landlord Stop a Smoking Resident?

Landlords can generally prohibit smoking on the premises, even inside individual rental homes. Of course, it is essential to note that such a restriction should be written into the rental or lease agreement. Absent such a clause, a resident may argue that there is no rule against smoking. No-smoking clauses generally apply to smoking of any kind. This includes tobacco and marijuana.

If the lease agreement does not contain a no-smoking clause, it gets tricky. Landlords usually cannot introduce new rules in the middle of a residency. The only exception is if the resident consents to the change, which must be done in writing. Otherwise, if a fixed-term lease has yet to expire, a landlord cannot create a new policy and add it to the lease. As for monitoring smoking on the premises, landlords can install smoke detectors in individual rentals. Many smoke detectors nowadays are sensitive enough or specifically designed to pick up cigarette smoke. The alarm then alerts the landlord of the breach.

Can You Evict a Resident for Smoking?

Smoking can create all sorts of problems for landlords. Thus, it does not come as a surprise that many landlords consider evicting a resident for smoking. But, can a landlord even do this?

If the agreement does not include a no-smoking policy, then the landlord may not be able to evict on the grounds of a lease violation. But, if the agreement has a no-smoking clause, the landlord can evict the resident based on a breach in terms. Not all landlords immediately jump to eviction, though. When a resident violates the clause, landlords usually start by sending a no-smoking letter to residents. From there, residents can remedy the situation, with the landlord only pursuing further action (or eviction) if the resident continues or violates the terms again.

What About E-Cigarettes and Vaping?

Some residents might argue that the no-smoking policy does not cover e-cigarettes or vapes because they are not technically "smoking". E-cigarettes and vapes let out vapor or aerosol instead of smoke. However, these can also have detrimental effects on the property and other individuals. That said, it is a good idea for landlords to update their leases to include e-cigarettes and vaping under their no smoking policy.

Clear Communication Is Key

Dealing with a resident smoking is never a pleasant experience. But, when the time comes, you want your side to be supported and protected. As such, if you do not want residents smoking on the premises, make it clear right from the get-go and ensure your lease agreement reflects this policy.

Tenant Protection Package

The City of Boise has passed the Tenant Protection Package that includes, Prohibiting Landlords from Retaliating against Tenants, Requiring Landlords to provide Tenants a Notice of Rights, Return of Tenant's Security Deposit upon demolition or substantial remodel of unit, and Source of Income becoming a protected Class.

Here are links to those ordinances

[ORD – 35-23 – Conduct, Notice, Security Deposits](#)

[ORD – 37-23 – Non-Discrimination](#)

City of Boise is providing an information session for **Tenants** about how to comply with the recently passed renter protection ordinances on Thursday December 14th from 5:30-6:30pm at Hillcrest Library (5246 W. Overland Rd. Boise, ID 83705) Registration is open [Register Here](#).

We are still working closely with the City of Boise to draft the Renters Rights and Responsibility Document that will be required to be provided to all incoming tenants beginning Jan. 1st, 2024.

Renter Protections

Prohibiting retaliatory conduct

[*This information can be found at:
City of Boise – Renter Protections](#)

Establishes that renters are able to:

- Raise concerns about a potential violation of a building, safety, or health code;
- Make repair requests;
- Become a member of a community resident association; and
- Retain counsel

Potential retaliatory actions include terminating a tenancy, refusing to renew, increasing rent, decreasing services, or harassing tenants.

Notice of landlord and tenant responsibilities

Requires that landlords provide new tenants with a notice of landlord and tenant responsibilities.

Document will be created, maintained, and made available online by the City; landlord provides URL link to the tenant or provides printed version if requested.

This document will include information about the rights and responsibilities of both landlords and tenants under city and state law, may include other resources.

Prohibiting source of income discrimination

Prohibits a denial of tenancy based on an applicant's lawful, verifiable source of income

- Defines "source of income" as any lawful, verifiable source of money, including child support, savings, public/private subsidy, etc.;
- Does not prohibit use of other screening criteria;
- Does not prevent a landlord from evicting a tenant who does not pay rent or otherwise violates the lease agreement;
- Does not restrict a landlord's ability to set rents.

Full security deposit return

Establishes a rebuttable presumption that security deposits will be returned in full when renters are being permanently displaced by demolition or substantial remodel.

Submit a Legend

MAINTENANCE LEGENDS

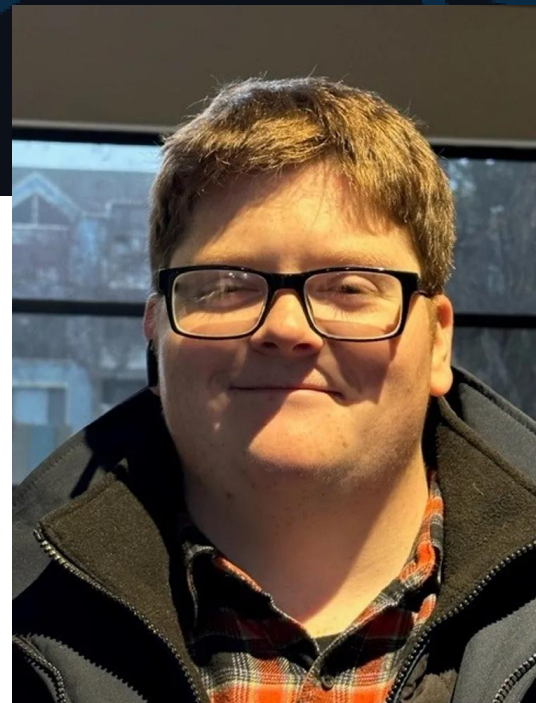
Submit a Legend

Winner Spotlight

Meet your October
Maintenance Legends!

Leaderboard Winner

**Congratulations to Idaho's first
Maintenance Legends Winner from
Silver Bay Apartments!**



Tegan Hye
Idaho Apartment Association

Tegan always goes above and beyond to assist any of his tenants. He ensures that their work orders are completed on time and completed correctly the first time. He is always willing to step up and help wherever is needed. He has empathy for the tenants when they need to vent about their repair. Tegan will often ask "what else can I do to help?" which shows his dedication and determination to maintain a clean and up-to-date community. Tegan is a true legend and shows us each and every day.



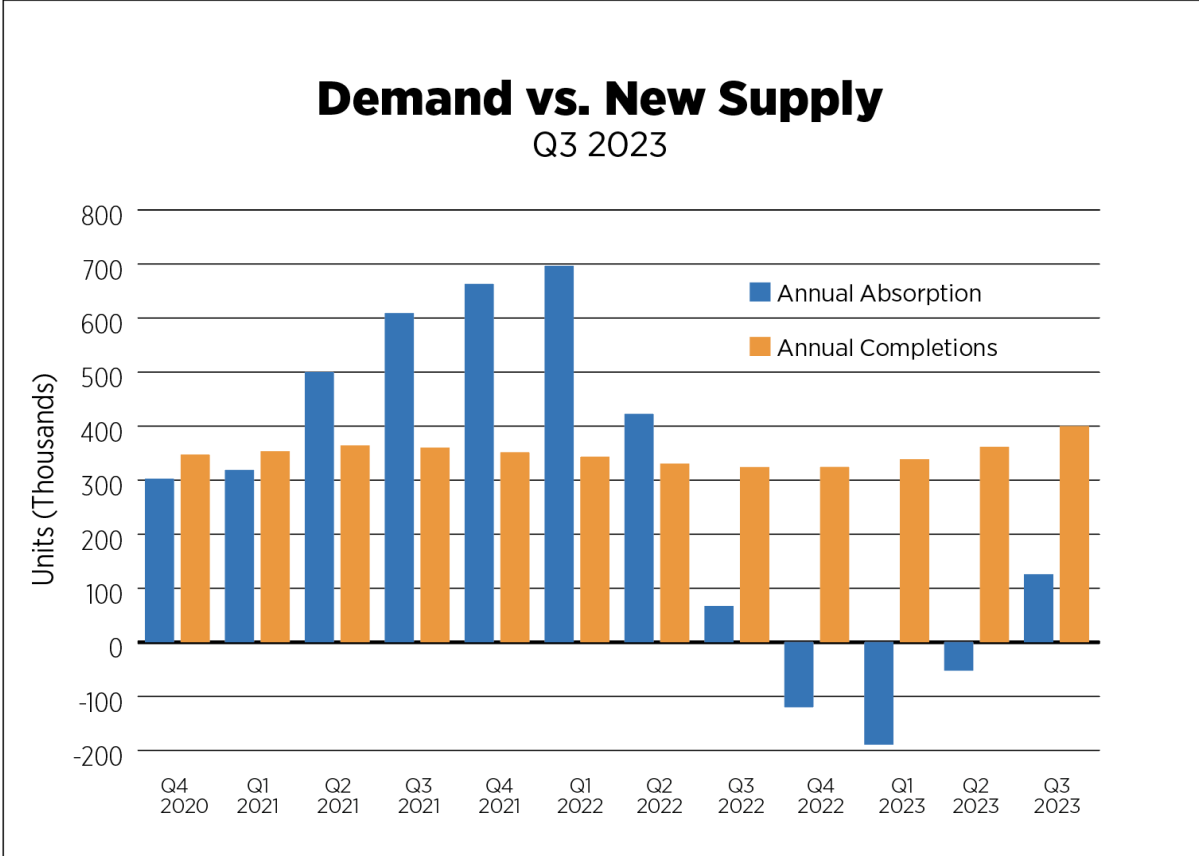
Apartment Market Pulse Fall 2023

Strong Demand in a Renters' Market

By NAA Research

U.S. Apartment Market

For the first time since Q3 2022, annual absorption was positive, signaling strong demand, with 127,130 units absorbed, according to RealPage. Quarterly market absorption rose to 90,827 units. Despite this positive growth, demand is still falling short of new completions. New supply surged to the highest level in over 30 years, totaling an annual value of 405,367 units, which is 76,764 units more than the year-ending value in 2022. This huge inflow of supply has shifted the balance of power in the market to renters due to the availability of alternatives, as well as generous concessions in some markets.



Source: RealPage

[Click here to read full article](#)



2024 Owner Membership Fee Re-structuring

OWNER BENEFITS

- Legislative Advocacy at the state, local and national levels. IAA will work to eliminate gray areas and increase protections for owners and managers.
- Monthly Meetings to connect industry professionals and relay valuable education relating to property management, legal issues, industry trends and other timely topics.
 - Education Opportunities including specific seminars on Fair Housing, operational challenges and more.
- Legal Forms including leases, security deposit dispositions, legal notices and more.
- Engagement with the National Apartment Association including national speakers on federal issues, trends in the industry and more.
- Annual Education Conference and Trade Show to be held in April, highlighting products and services available and connecting industry professionals with valuable education and training.

OWNER/MANAGER

2023

2024

0-9 units – 2023 rate \$99

0-9 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

10-24 units – 2023 rate \$149

10-24 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

25-50 units – 2023 rate \$225

25-50 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

51-99 units – 2023 rate \$275

51-99 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

2023

100+ Units – 2023 rate \$325 base fee + \$1.00/Unit

2024

100+ Units – 2024 rate \$3.00/Unit plus \$100 Base Fee



IAA GOLF TOURNAMENT 2024

SAVE
THE
DATE

FRIDAY, JUNE 14TH 2024

HOLD YOUR SPOT!

\$TBD

4-PERSON SCRAMBLE

Come and play Idaho Apartment Association's First Annual Golf Tournament at **Centennial Golf Course** in Nampa, Idaho

Tyler Wolters – Executive Director

TYLER@IAAHQ.COM

Address :
2600 Centennial Dr, Nampa, ID 83687

