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UPCOMING EVENTS &

EDUCATION

November 14th, 2023

Monthly Board Meeting

IROMA Meeting

Zoom
10-11am

Tax Considerations, Jerry L. Tarter
Idaho Pizza Company 7-8PM
5150 W. Overland Rd.

November 29th, 2023

Renter Protection Information Session - Landlords
City Hall West
333 North Mark Stall Place Boise, ID 83704
5:30-6:30pm

IDAHO RENTAL HOUSING

NOVEMBER 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

***First 50 IAA Member Dinner Guests that register will receive a ticket for \$60 using code IAATRIBUTE**

Register Here

2023 IAA Tribute Awards

CALL FOR NOMINATIONS!

Submit your entries of those who deserve to be recognized by the industry! Nominations are open until Friday November 10th; Questionnaires also must be submitted by November 10th.



[Nominate Here](#)

2024 Nomination Categories

Individual Awards

- Property Manager of the Year (Over and Under 150 units)
- Assistant Manager of the Year
- Leasing Agent of the Year
- Maintenance Supervisor of the Year
- Maintenance Technician of the Year
- Regional Manager of the Year
- Independent Rental Owner of the Year
- Single Family Management Company of the Year

Property Awards

- Property of Excellence Treasure Valley
- Property of Excellence Northern Idaho
- Property of Excellence Southern Idaho
- Property of Excellence Eastern Idaho
- Development of the Year
- Best Landscape
- Best Leasing office or clubhouse
- Best Model
- Best Website

Associate Awards

- Supplier of the Year
- Service Provider of the Year

Humanitarian Awards

- Humanitarian of the Year (Industry Members)
- Humanitarian of the Year (Supplier Members)

Congratulations to our Current Tribute Awards Nominees!

Individual Awards

<p>Property Manager of the Year (Over 150 Units)</p> <ul style="list-style-type: none"> • Kenna Schultz • Taylor Bernette • Josh Bartholomew • Maureen Loney • Ciara Dagley • Taylor Barnett • DeAnna Garcia • Brianna Garner • Molly Hartpence • Lori Walker • Chelsea Holzer 	<p>Property Manager of the Year (Under 150 Units)</p> <ul style="list-style-type: none"> • Emmie Smith • Jaden Williams • Ashley Cotton • Rebecca Stankowski • Emily Hastrich • Chad Higbee • Logan White 	<p>Assistant Manager of the Year</p> <ul style="list-style-type: none"> • Mckayla Bennet • Jill Jones • Diana Garmire • Robeij Brown • Taylor Merritt • Lexi Miller • Megan Frickey • Jessica Colton • Abby Rees • Matty Hancock • Jennifer Sturtevant • Zak Haney 	<p>Leasing Agent of the year</p> <ul style="list-style-type: none"> • Mailyah Downes • Raime O'Sullivan • Lisa Bossler • Marissa Harris • Corntie Zhu • Dayne Byrnes • Kenna Duncan • Johnny Bernal • Kyra Lohrengel • Bree Ellingson • Kaleb Unruh • Kloe Johanson • Abigal Rose Martin • Emma Chandler • Kenna Duncan • Evan McMurry
<p>Maintenance Supervisor Of the Year</p> <ul style="list-style-type: none"> • Brad Adcock • Kenny Rowland • Logan Enfield • Tony Smith • Justin Solomon • Joseph McDonald • Billy Thrash • Vaughn Smith • Lukas Irish • Lucas Patterson • Jason Harmon • Darren MacConkey • Chance Reynolds • Ruben Gutierrez 	<p>Maintenance Technician of the Year</p> <ul style="list-style-type: none"> • David Roberts • David (DJ) Hawley • Wayne (Del) Mitchell • Jay Garcia • Rick Harris • Sadic Didan • Mario Davila • Mike Maturo • James Allen • Keegen Hanni • Ryan Parker • Tad Canada • Raul Flores • Casey Perrett • Kolby Lyman 	<p>Regional Manager of the Year</p> <ul style="list-style-type: none"> • Dan Isaac • Angee Jensen • Cierrah Eirvin • Jodi Rossi • Alex Costa • Morgan Dillon • Amber Heafy • Eva Bennett • Veronica Nava • Amy Merz 	<p>Single Family Management Company of the Year</p> <ul style="list-style-type: none"> • Smart Move Property Management • First Rate Property Management
		<p>Independent Rental Owner of the Year</p> <ul style="list-style-type: none"> • Tom McIntyre • Kris Ellis 	

Property Awards

Property of Excellence Treasure Valley

- Red Tail
- Amazon Falls
- Modern Craftsman Black Cat
- Rembrandt Park Apartments
- Modern Craftsman Ten Mile
- Whitewater Park
- Star Crest Ranch Apartments
- Cortland South Meridian
- Retreat at Silvercloud

Development of the Year

- Star Crest Ranch Apartments
- Alante Lake Hazel
- Modern Craftsman Ten Mile
- Olivia Apartments & Townhomes

Best Landscape

- Red Tail
- Fairview Crossing Apartments
- Modern Craftsman Black Cat
- Whitewater Park
- Star Crest Ranch Apartments
- Dovetail Apartments
- Amazon Falls
- Modern Craftsman Ten Mile
- Retreat at Silvercloud
- Cortland at Ten Mile
- StonesThrow Townhomes

Best Leasing Office or Clubhouse

- Amazon Falls
- Jules on 3rd
- Star Crest Ranch Apartments
- Whitewater Park
- Red Tail
- Dovetail Apartments
- Modern Craftsman Black Cat
- Modern Craftsman Ten Mile
- StonesThrow Townhomes

Best Model

- Star Crest Ranch Apartments
- Fairview Crossing Apartments
- Modern Craftsman Ten Mile
- Hearth on Broad
- Modern Craftsman Black Cat
- Amazon Falls
- Red Tail
- Whitewater Park
- Pennwood Apartments
- Cortland at Ten Mile
- StonesThrow Townhomes

Best Website

- Amazon Falls
- Star Crest Ranch Apartments
- Dovetail Apartments
- Red Tail
- Modern Craftsman Ten Mile
- Modern Craftsman Black Cat
- Retreat at Silvercloud
- StonesThrow Townhomes

Associate Member/Humanitarian Awards

Supplier of the Year

- CoStar Group

Service Provider of the year

- Belfor
- Starlit Cleaning
- Valley Carpet Care
- PG Long
- Starlit Cleaning
- Valley Carpet Care
- CTR "Cleanup & Total Restoration
- System Kleen
- Serv Pro

Humanitarian of the Year (Industry Member)

- Angee Jensen CBW

IROMA

October 10, 2023

Topic: Legal Update

Speaker: Gary Neal, Attorney at Law

Neal Colborn, PLLC

208-994-3276 info@idahorealestatelaw.com

- New Boise City Tenant Protection Package
- Business transactions and entity formation
- Results-oriented advice
- Approachable counsel
- Cost-effective solutions
- Real Estate Law
- Other property matters.

We thank Gary for his time & expertise giving us his annual Legal Update.
We appreciate his knowledge and willingness to help us.

November 14, 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, speaker at 7:30 pm, Board Meeting at 8:15 pm. If you would like to pre-order your dinner, for instructions go to our website www.idahorentalowners.org for help ordering.

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.

Bring your questions and plan to attend!

THREE REASONS TO PAINT AT TURNOVER

Painting between rental leases is a wise move. When renters move out, give the walls a fresh coat of paint. It can make the home feel new again and make it more appealing for prospective residents. Interior painting is also a surefire part of ensuring proper rental maintenance. It can help safeguard your investment.

If painting is not already a priority for you to consider doing in between renters, it should be. With so many valuable benefits, it is a worthwhile endeavor. Here are three reasons why:

It Makes Renters More Appreciative. Besides giving a rental a fresh look and feel, a fresh coat or two of paint can make renters happy. Not only does it make their living space a better one, but it shows them that you care about maintaining your property and keeping your residents satisfied. In addition, when prospective residents view the inside of the property, a new paint job can provide just the right psychological boost they need to seal the deal.

It is Affordable to Do. Giving the rental home a paint makeover does not have to be expensive. When it comes to giving your rental property an upgrade, painting is a reasonably affordable way that will give you a real bang for your buck. After all, a prospective resident is less likely to rent from you if the unit has dings, nicks, dents, or visible holes. Painting is an easy solution to cover all those up.

Helps Get Rid of Odors. Even the cleanest residents may end up leaving an odor behind when they vacate their rental unit. But, thankfully painting it can eliminate any lingering smells. If the unit was occupied by residents who had a habit of smoking or vaping, adding a new layer of paint can also help remove any unwanted odors left behind.

Additionally, if your rental is pet-friendly, repainting will clear out any stench that animals may have brought with them.

By Kaycee Miller, from article on [Rentdirect.com/blog](https://rentdirect.com/blog)

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 landlords about how to comply with the recently passed renter protection ordinances on Wednesday November 29th from 5:30-6:30pm at City Hall West (333 North Mark Stall Place Boise, ID 83704) Registration is open [Register Here](#). The City is also working to host an informational session for Tenants in Mid-December, information for this meeting will be emailed out to membership once available.

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.

We are also working with Boise City Ada County Housing Authority to hold another meeting in December to discuss Section 8 housing and working in compliance with the Non-Discrimination Ordinance.

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.



APARTMENT COMMUNITY MANAGERS GROUP

The Meridian Police Department Apartment Managers Group is a crime prevention program designed to prevent and reduce crime and high calls for service on multi-housing properties as well as provide an avenue for open communication amongst law enforcement and property management.

- Bi-monthly meetings.
- New training topics each meeting.
- Network with fellow managers.
- Stats and calls for service for your property.

Who should attend?

Property managers and maintenance personnel

Please join us:

The 3rd Wednesday of every-other month.

Next Meeting- Wed. November 15th

10:00AM-11:30AM

Meridian Public Safety Training Center
1223 E Watertower St. Meridian, ID

Contact us:

 208-846-7300

 crimeprevention@meridiandcity.org

 meridiandcity.org/apartmentgroup



Register here!



GROUP UPDATES



»» KEEPING VALUBLES OUT OF YOUR VEHICLES

Vehicle burglaries have been on the rise in Meridian within the last month. In most cases the vehicles were left unlocked and valuables such as cash, firearms, and wallets were left inside.

Lock your doors, keep exterior lights on while it's dark outside, and take valuables, including duffle bags and backpacks, out of your vehicle when you park.

Outdoor camera systems are fairly inexpensive and easy to install these days. Having outdoor cameras can also help deter someone from approaching your vehicle.

Don't make it easy for vehicle burglars to make you their next victim.



»» DOMESTIC VIOLENCE AWARENESS MONTH



October is recognized as Domestic Violence Awareness Month, a time to acknowledge and raise awareness of the devastating impact of domestic violence on individuals and communities.

If you or someone you know is experiencing domestic violence, help is available.

Women's and Children's Alliance - www.wcaboise.org

Faces of Hope - www.facesofhopevictimcenter.org

National Domestic Violence Hotline - 1-800-799-SAFE (7233)

The Meridian Police Department supports victims of domestic violence.



CONTACT US: CRIMEPREVENTION@MERIDIANCITY.ORG

UPCOMING MEETING: NOVEMBER 15TH, 2023 10:00AM-11:30AM

TOPIC: IMPACT, MPD UNDERCOVER UNIT

REGISTER HERE:



Inaugural IAA Fall Shootout

Thank you to all the teams that came out to our Inaugural IAA Fall Shootout!! We had a great time and look forward to holding this event every year!



2023 IAA Shootout Champions





NAA Statement on FTC's Proposed Junk Fee Rule

October 11, 2023 | Updated October 11, 2023

1 minute read

ARLINGTON, VA | October 11, 2023 – Statement from National Apartment Association (NAA) President & CEO Bob Pinnegar on the Federal Trade Commission's proposed rule on junk fees:

“The National Apartment Association and our network of more than 92,000 members nationwide strongly support transparency and dialogue between housing providers and their residents – beginning with the leasing process and extending throughout the resident’s time in their apartment home. Rental housing fees are disclosed in the lease and during the application and leasing process. It is incumbent on both parties to ensure they can uphold the terms of their contractual agreement. Policymakers must understand that layering additional regulations will heavily impact housing operations and harm the affordability and availability of rental housing, ultimately hurting the very individuals they seek to protect.”

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About NAA

The National Apartment Association (NAA) serves as the leading voice and preeminent resource through advocacy, education, and collaboration on behalf of the rental housing industry. As a federation of 141 state, local and global affiliates, NAA encompasses over 92,000 members representing more than 11 million apartment homes globally. NAA believes that rental housing is a valuable partner in every community that emphasizes integrity, accountability, collaboration, community responsibility, inclusivity and innovation. To learn more, visit www.naahq.org.



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