

YOUR MANAGERS' REPORT

Jan / Feb 2006



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New Legislation Affects Landlords

As a new year begins, we want to pass on important 2005-06 legislation that affects property owners throughout the country – the disposal of property records and the new SEER rating on air-conditioners and air-handlers.

On July 1, 2005, the "Disposal Rule" issued by the Federal Trade Commission, FTC, required that steps be taken to safeguard and eventually destroy credit reports, including any information derived from these reports. This, of course, directly impacted the Real Estate/Property Management business. However, it also includes all landlords. The law has specific steps that must be taken and include all computer files as well.

The next law, effective January 1, 2006, affects replacement air-conditioners or air-handlers, which now must have a Seasonal Energy Efficiency Rating (SEER) of 13. The previous requirement was a SEER rating of 10. Therefore, any unit requiring replacement after 1/1/2006 will need a rating of 13.

Although this will increase efficiency and reduce pollution, this raises the question, "at what cost?" Costs to air-conditioners or air handlers will increase and it will depend on the type of unit involved. Replacement of an air-conditioning unit will probably mean the change out of the air handler at the same time since fittings will not match due to the size changes.

Here is a press release from the Department of Energy on this new legislation.

WASHINGTON, DC – "The Department of Energy (DOE) announced today that it will

enforce a 13 seasonal energy efficiency rating or "SEER" standard for residential central air conditioners. This standard, which will apply to central air conditioners starting in January 2006, increases by 30 percent the SEER standard that applies to models sold today.

"At this point, all parties have had their day in court," Assistant Secretary for Energy Efficiency and Renewable Energy David Garman said. "DOE will enforce the 13 SEER standard. In the interest of giving consumers and industry the regulatory certainty they need, it is time for the government and for private parties to stop litigating, and start working towards complying with the 13 SEER standard."

The Energy Department had promulgated a 12 SEER standard in 2002, but earlier this year, the U.S. Court of Appeals for the Second Circuit ruled that the department had done so improperly. The air conditioner manufacturing industry had challenged the 13 SEER, which DOE had issued in January 2001, but recently withdrew its challenge."

Pass this information on to your real estate clients to keep them informed. If they need professional property management for their investment properties, have them contact Worth Ross Property Management and we will be happy to assist them.

**Happy
New Year**

WORTH ROSS MANAGEMENT CO., INC., PROPERTY MANAGEMENT AT ITS BEST
WE PAY YOU REFERRALS AND YOU KEEP YOUR CLIENT!

Worth Ross specializes in residential property management in the greater Dallas area. We have years of experience in single family homes, duplexes, triplexes, fourplexes and apartments. A full-service Property Management company, we pride ourselves on “*Professional Property Management*” and attention to our clientele. In our commitment to landlords that we constantly update within our company regarding legislation, rental market trends, maintenance issues, and have a commitment to keep our clients “informed.” The Worth Ross staff are proud members of NARPM®, the National Association of Residential Property Managers and NAR®, and the Greater Dallas Association of Realtors. Memberships in these organizations keep us in tune with all markets, which means greater assistance to landlords and real estate agents.

To you, the professional Real Estate Agent, we make a **commitment** to serve your client and guarantee that when they are ready to sell, we will NOT compete for your sales business. You Lease, we Manage, and **send you a referral fee** - or - we Lease, we Manage, and **send you a referral fee for both**. You decide, but when the owner wants sales comps or tells us their thinking about selling, **we will send your client back to you**.

This newsletter is intended to assist you with your client’s needs and to pass on to you important information in the rental industry, and therefore, benefits you and your clients. **Give us a call today and let us know how we can assist YOU!**



4145 Travis St., #204
 Dallas, TX 75204

\$\$ We Pay Referrals \$\$

WORTH ROSS & ASSOCIATES SUPPORT TEAM!

“THE” PROPERTY MANAGEMENT EXPERTS



This newsletter is intended to be a service to you; if you wish to be removed from our mailing list, please call (214) 522-9100

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