

Since you're reading this column, you already know that the NARPM's mission is to support the professional and ethical practices of rental home management through networking, education and designations. In an effort to provide its members with an accessible avenue to general legal information, your San Diego Chapter of NARPM has conceived the idea of providing a forum offering you lively legal discussions, views, and information on legal issues important to the residential real property community. I am pleased to be the author of this new column.

I have been in practice nearly thirty years and am well aware that starting and successfully operating a business requires a very broad skill set and (sometimes) nerves of steel. It does not matter what type of business you practice. To succeed you must find, mind and grind. As a business person you know the challenges of finding the "right" new clients, minding to the details of operating your office and grinding out the work. Each of those tasks alone can dominate your time and attention. As if that isn't challenge, you also must stay on top of the ever-changing laws affecting both running your business and the type of business you run.

I desire the purpose of this column to be a forum to assist you in staying ahead of the curve by covering and simplifying legal topics related to operating your business and operating your type of business. This column will hopefully be a resource and information tool for learning about incorporating and operating your business, employment law and human resources, business contracts for your precise industry, and minimizing your professional liability exposure. We'll also talk about recent development and trends in the law to help you manage your business using best practice policies and procedures. Whether you are new to your industry, or a seasoned veteran owner, there are resources and information which this column will offer you to make your job easier, simpler, and help you reduce your risk associated with ownership.

What's most important to me in writing this column is what's most important to you. What's on your mind? What have you seen or heard that causes you to pause and wonder how it may affect your business? Whether you're a property owner or manager, a contractor, or in the insurance industry, there are legal issues common to all of you. I embrace the view that the only dumb question is the one not asked. What's of interest to you? Please email me your questions for future columns to jroth@TheRothLawFirm.com.

In the meantime, I start writing the disclaimer for the end of each column made up of legalese telling you that this column is a general statement of the law, that it may not apply to you you know the rest. I look forward to working with you to create this column.