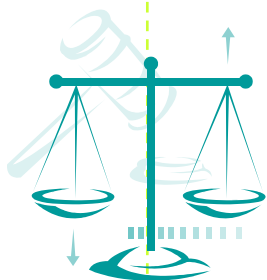


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INTRODUCING THE NEW DIRECTOR OF SLS !

by Jon Carlos Senour, Esq., Director

Folks, I would like to take this opportunity to introduce myself. My name is Jon Carlos Senour, and I am the new director here at Student Legal Services. I arrive at UCSD having worked as an attorney in private practice in San Diego for the past five years, handling a variety of civil litigation and transactional matters. I am very happy to be at

UCSD, and lucky to be working with a couple of wonderful colleagues at SLS.

I hope that UCSD students out there will contact us at Student Legal Services for any legal questions or issues you may have, or perhaps to ask us about law school or the practice of law, or just to introduce yourselves!

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WHAT TO KNOW TO SCHEDULE AN APPOINTMENT

The appointment process all begins with a telephone call to 858-534-4374. In order to schedule your appointment we will need some basic information from you including your name, PID, and a daytime number where you can be reached. We will also need a brief explanation of the nature of your visit. After you

have scheduled the earliest available appointment you will then be prompted to bring with you to your appointment your student ID, and any documents related to the nature of your appointment.

858.534.4374





NEW LAWS FOR 2008

by Jessica St. Clair, Esq., Legal Education Coordinator

With the start of a new year comes celebrations, resolutions and a myriad of new and amended legislation. Laws on a variety of topics that may affect students went into effect on Jan. 1, 2008. Some of those new provisions are described below.

For Drivers

License plate covers are now unlawful, unless the cover is on a parked vehicle or the cover is a security cover that does not rest over the license plate and does not obstruct information on the license plate. Any frame or other product that "obstructs or impairs the reading or recognition" of a license plate number by an electronic device, such as a red light camera, is also unlawful. Drivers who are cited for violating this new statute will be cited with an infraction. CAL.VEH. CODE § 5201.

Police officers were permitted under existing laws to impound vehicles for 30

days when a driver is arrested for street racing. New legislation permits the vehicles to be impounded for 30 days when persons are engaged in reckless driving on a highway or in an offstreet parking facility or "exhibition of speed." The vehicle would be released early "if the registered owner was neither the driver nor the passenger in the vehicle" or if the registered owner did not know that the vehicle was being used in an unlawful way. CAL.VEH. CODE § 23109.2.

A person can be cited with an infraction for smoking in a vehicle in which there are children under eighteen years of age, whether or not the car is moving. CAL.VEH. CODE § 118947.

The new legislation which requires adult motorists to use "hands-free" devices while talking on a cell phone and driving is *not effective until July 1, 2008*.

For Consumers

Gift cards that have a cash value of less than \$10 left can be redeemed for their cash value, with some narrow exceptions for certificates for perishable foods. CAL. CIV. CODE § 1749.5.

For Military Service Members and Families

New legislation requires qualified employers to permit the spouse of a qualifying member of the military 10 days of unpaid leave under certain circumstances, such as when the military spouse will be on leave from deployment. CAL. MIL. & VET. CODE § 395.10.

The California State University campuses and community colleges are required (and UC campuses are requested) to give priority enrollment status in any "priority enrollment system" to members of the military for two years after leaving active duty. CAL. EDUC. CODE § 66025.8.

RENTER'S CORNER: FORECLOSURE

by Jon Carlos Senour, Esq., Director

Foreclosure rates are at all time highs throughout the United States, and California is no exception. Tenants frequently occupy foreclosed properties, and suddenly face the startling scenario that, despite the existence of a lease and through no fault of their own, they must promptly vacate their residence or be evicted. Tenants are also being confronted with trying to recover their security deposit from their financially-troubled former landlords.

Renters usually are forced to vacate property after it has been foreclosed and a new owner or financial institution has taken possession. Landlords have no legal obligation to inform their tenants about an impending foreclosure, meaning that tenants are often unaware of the foreclosure until informed by a bank that they have to move out.

Tenants with month-to-month leases have no

legal right to continue renting foreclosed property unless they are able to re-negotiate a lease with the new owner. Those renters with longer-term leases of up to a year usually have 30 days to vacate, while those who have occupied their residence more than a year generally are given 60 days.

A landlord in California has three weeks to return a tenant's security deposit after the tenant moves out. Unfortunately, landlords of foreclosed properties frequently default on returning security deposits, leaving tenants with the sole remedy of filing a civil claim. Nevertheless, tenants should not withhold payment of the last month or two of rent or they will risk an eviction on their credit report.

Tenants may attempt to request permission from the new owner to continue occupying the foreclosed property. Often, however, banks are not willing to grant this request, and will ask that tenants

vacate as soon as possible. In fact, some banks may offer tenants a cash reward (sometimes \$1,000 or more) to move out within two weeks while leaving the premises in good condition. Tenants may wish to consider exploring this option, referred to as a "cash for keys" transaction, with the new property owner. Under this scenario, renters will still have the right to recover their security deposit from their former landlords.

If you are a UCSD student and affected by a foreclosure, or if you have any other landlord/tenant or other legal issues, please contact Student Legal Services and make an appointment to speak with us!



GOT IRS Publications?

Pick up free Internal Revenue
Service and California Franchise Tax
Board publications for free in SLS.

Need tax info?

For free resources and
contact information for the
Internal Revenue
Service and the
California Franchise Tax
Board,
call (858) 822-2414.