
SVL considers residency rule for renting, leasing

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By Staff reports

SPRING VALLEY LAKE — The Spring Valley Lake Association on Monday evening will consider implementing a rule that would preclude property owners from renting or leasing their property unless they have owned and lived in SVL for at least a year and obtained particular approval.

Specifically, a property owner's request must be "in satisfaction of the Application & Verification Requirements set forth in this Residency Rule," according to a copy of the proposed restriction to be considered by the association's Board of Directors.

It means that property owners would have to submit a completed rental application form "containing all supporting documentation needed to verify compliance with the residency requirement."

The proposed rule, association leaders say, "is intended to prevent properties from being used as rentals by owners who have not lived in the Association's Development for a period of time necessary to gain a sense of, and commitment to, the Association's community values and standards of living."

But at least one SVL resident has expressed concern over the plan: Joseph W. Brady, president of The Bradco Companies, a commercial real estate group in the High Desert.

In a March 16 letter to the High Desert Association of Realtors, Governmental Affairs Committee Meeting, Brady questioned whether the rule would survive legal scrutiny and impede a property owner's rights, and how it might impact the real estate community, among other concerns.

In general, Brady suggested the rule may not be the best approach even as he is "all in favor to do whatever we need to, to help clean up Spring Valley Lake and to help improve the living conditions within this community that I believe have continued to deteriorate over the last 10 years."

The Board of Directors meeting is scheduled for 6 p.m. Monday at the EQ Estates Clubhouse, 12660 Indian River Drive in Apple Valley.

The proposed rental requirement is the only item listed on this special open session agenda.