



Environmental Issues in Real Estate

An ounce of prevention is worth more than a pound of Cure!

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With summer rapidly approaching, now is the time to get your annual drywell inspections and servicing done. With the summer comes the monsoons. You don't want to find out in the middle of a storm that your drywells are not working properly because of debris or sediment. If your parking lot is full of water, your customers can't park and they can't come in and spend their money. Improperly working drywells can also be breeding locations for mosquitoes, and with mosquitoes there is an increased risk of getting the West Nile Virus or the Avian Flu. Infections of the West Nile Virus have increased year over year since Arizona has been tracking it. Finally, drywells that don't drain can lead to flooding, in extreme cases, leading to property damage and loss of income.

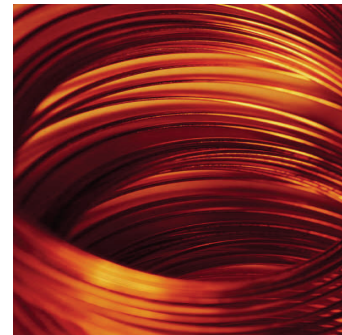


Drywells in landscaped areas tend to allow for long term standing water from the irrigation systems constantly adding water and sediment.

Metal thefts on the rise on vacant properties throughout the valley and southwest.

Throughout the United States, theft of copper, aluminum and other common building materials are increasing at an alarming rate. The rate of metal thefts is so bad that new laws have been enacted to try to curb it. These new laws force the metal dealers to start getting information on people that sell them metal. On any single transaction totaling \$25 or more, the scrap dealer is required to obtain a copy of a government issued identification card, a finger print and a photograph of the seller, the license plate number of the sellers vehicle and a description of the product being sold. If the transaction exceeds \$100, there is a 7 day waiting period before the metal can be shipped off. Finally, any transactions over \$300 require that the payment be made by check to the sellers physical address. For more information on this bill see [HB2509](#).

Stolen metal such as copper from empty and even not-so-empty structures is costing millions a year in damages and lost productivity. Several states have already introduced new legislation in attempts to curb these types of thefts.



EPA fining Arizona Companies for Dust Violations.



Improper dust control is a major factor in the particulates problem in our air quality.

Once again, the EPA has fined an Arizona [construction company](#) for failing to prevent dust during earth moving operations at a construction site. The fines were in excess of \$100,000. The company is required to hold regular training programs for the employees and have a certified dust control coordinator for all projects 5 acres or more. The problem with dust and particulates is a serious one in Maricopa County as well as across the southwest. The EPA is working closely with Maricopa county officials to send the message that violations of the dust rules will not be tolerated as the EPA has classified the county as a serious non-attainment area for particulate matter.

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