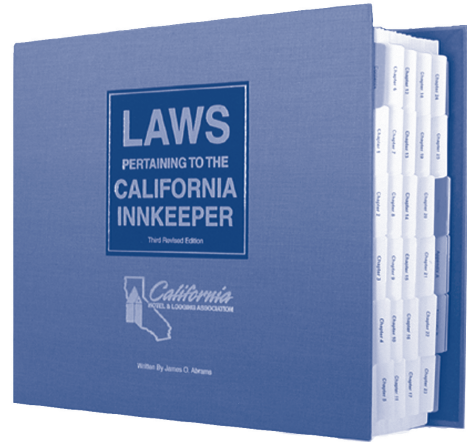


Laws Pertaining to the California Innkeeper

This one-of-a-kind resource has been completely rewritten. The revised third edition covers new topics and is presented in a more user-friendly format, focusing on practical answers based on thousands of questions from innkeepers. This reference publication includes useful information for the entire lodging industry, including every size property (whether chain or independent), management companies, owners, and those in the legal profession.

Everyone involved in the California lodging industry should have a copy of this unique resource! See the other side for an overview of the book's contents.

Laws Pertaining to the California Innkeeper is written by James O. Abrams, President and CEO of the California Hotel & Lodging Association. Mr. Abrams has practiced law for over 30 years and is a noted expert on legal, legislative, and regulatory issues of the lodging industry. He has represented numerous owners and operators of hotels, motels, and bed & breakfast inns of all types and sizes on a wide variety of issues. An active member of the State Bar of California, he is a frequent speaker and writer on all aspects of law relating to the lodging industry.



\$189⁹⁵

Annual Update **\$59⁹⁵**

Non-member pricing: \$299.95 / Annual Update \$119.95



California
HOTEL & LODGING ASSOCIATION

www.calodging.com

CH&LA: 414 TWENTY-NINTH STREET, SACRAMENTO, CA 95816-3211

Phone: (916) 444-5780 • Fax (916) 444-5848

ORDER AMOUNT \$ _____

CA SALES TAX (Order Amount x 7.75%) \$ _____

SHIPPING & HANDLING \$ 15.00

TOTAL AMOUNT (Total of Order Amount, Sales Tax, and Shipping & Handling) \$ _____

NAME _____ CH&LA Member # _____

ORGANIZATION NAME _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ E-MAIL _____

METHOD OF PAYMENT: Make Check Payable to: *California Hotel & Lodging Association*

CREDIT CARD: American Express VISA MasterCard

CREDIT CARD NUMBER _____ EXP. DATE _____

CARDHOLDER'S NAME _____

CARDHOLDER'S SIGNATURE _____ DATE _____

OVERVIEW



Chapter

1. Introductory Notes & Introduction to the Laws Pertaining to Innkeepers
2. Differences Between Different Types of Transient Lodging Establishments
3. Differences Between Different Types of Occupants
4. Innkeeper's Duty to Receive Guests & Others
5. Guest Reservation Contracts
6. Creation, Duration, & Nature of the Innkeeper-Guest Relationship
7. Innkeeper's Right to Evict Guests & Others
8. Dealing with Minors
9. Guests' Right of Privacy
10. Obligations Regarding Guests' Property
11. Other Laws Related to the Basic Functions of Innkeeping
12. Crimes Against Innkeepers & Effecting Arrests
13. Recreational Activities
14. Liability To Guests & Others for Physical Injuries
15. The Americans with Disabilities Act
16. Laws Relating to the Preparation & Sale of Food
17. Laws Relating to the Sale & Service of Alcoholic Beverages
18. Operation of Shuttle Buses & Courtesy Vans
19. The Innkeeper as Employer
20. State Housing Law & Related Issues
21. Taxes Applicable to Innkeepers & Their Guests
22. Record Keeping & Record Retention
23. Posting, Warning, & Notice Requirements
24. Litigation Considerations for Innkeepers
25. Proposition 65

Appendices

- A. Prom Night Guidelines
- B. U.S. Department of Justice ADA Technical Advice CD-Rom
- C. "Ask Spike" Q&A Regarding Service Animals
- D. Wage Order 5-2001 & Minimum Wage Order
- E. "Overtime Eligible Manager" Program
- F. Resident Manager Agreement Forms

Some Examples of Chapter Details Include:

3. Differences Between Different Types of Occupants

Dealing with Resident Employees; Overview of California Landlord-Tenant Law; When Does a "Guest" Become a "Tenant"; Protected by the Landlord-Tenant Law?

5. Guest Reservation Contracts

What is a Reservation?; What Terms Should be in Reservation Contract?; The Process of Making Reservation Contracts; When Written Agreements are Required; Creation of Contracts in the Age of E-Commerce; Innkeeper's Liability for Not Honoring Reservations; Group Booking Contracts; Issues Involving Credit Cards ("Chargebacks")

8. Dealing With Minors

Duty to Provide Rooms to Minors; Legislation; Protecting Innkeepers; Providing Babysitters; Providing Child Care Services; Infant Cribs & Bunkbeds; Risk Management Issues

11. Other Laws Related to the Basic Functions of Innkeeping

Obligations Regarding Mail, Messages, and Wake-Up Calls; Deceased Guests; Misdirecting Prospective Guests; Keeping a Disorderly Inn; Two-Way Mirrors; Unlawful Use of Cameras; Billing & Debt Collection Practices; Copyright Laws; Posting Rates; Gift Certificates; Gender Discrimination in Pricing; Furnishing Aspirin; Unsolicited Telephone, Fax & E-Mail Solicitations; Antitrust Laws; Regulation of Tobacco Sales & Smoking; Breast Feeding in Public; Use of "Shopping Services;" Barbers & Massage Therapists; Local Ordinances Regulating Length of Stay; Locksmiths; Disclosure of ATM Fees; Prohibition of "Handbilling" at Hotels

21. Taxes Applicable to Innkeepers & Their Guests

TOT Issues (e.g., complimentary rooms and trade outs, early- and late-departure fees, attrition fees, room packages, exemptions for government employees & diplomats); Sales Tax Issues (e.g., in-room movies, exemptions for government employees & diplomats, conventions & trade shows); Local Tax Issues