

CARMEL COMMERCIAL LANDLORDS ASSOCIATION

What the Association Does

A California Nonprofit Mutual Benefit Corporation

The Carmel Commercial Landlords Association is a membership organization of owners of commercial, retail, office, mixed-use, and other income-producing real property in Carmel-by-the-Sea and Monterey County. It exists to promote the common business interests of those owners and to give them one fact-based, non-partisan voice before the City of Carmel-by-the-Sea, Monterey County, and other public bodies.

Purposes

- Promote the common business interests of owners of commercial and income-producing real property in Carmel-by-the-Sea and Monterey County.
- Advocate for stable, predictable, and economically sustainable land use, zoning, permitting, and property regulation, and oppose measures that impair the economic viability of commercial property ownership or the freedom of parties to contract.
- Provide education, resources, and current regulatory information to members on commercial leasing, code compliance, permitting, assessment and taxation, and related matters.
- Create a professional network among commercial property owners and the professionals who serve them.
- Represent members before the City of Carmel-by-the-Sea, Monterey County, and other public bodies on a fact-based, non-partisan basis.

What members receive

- A newsletter published every two months, with special editions as needed, carrying a standing Regulatory and Legal Watch section.
- Four member gatherings each year (two lunches, two breakfasts) plus the Annual General Meeting.
- Current regulatory information on commercial leasing, code compliance, permitting, and property assessment and taxation.
- A professional network of fellow owners and the property managers, brokers, attorneys, accountants, insurers, lenders, and contractors who serve them.

How it is governed

- Organized under the California Nonprofit Mutual Benefit Corporation Law and intended to qualify as a business league under Section 501(c)(6) of the Internal Revenue Code.
- Governed by a Board of Directors of three to nine members, every one a Regular Member in good standing, a majority of whom own commercial property in Carmel-by-the-Sea.
- Directors are elected by the Regular Members at the Annual General Meeting to staggered three-year terms.
- One vote per member, regardless of portfolio size.
- Non-partisan: the Association does not participate in any political campaign for or against any candidate for public office.

Contact

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