



**Strengthening Ties With Your**

# **Local Justices of the Peace and Constables**

**T H E   E S S E N T I A L   G U I D E**





As the frontline contact with local officials, ***cultivating a healthy and long lasting relationship with your local Justice of the Peace and Constables is crucial.*** These connections will help establish the necessary support that streamlines your operations, leading to more effective and efficient property management.

This resource is designed to guide TAA affiliates and members in building strong, productive relationships with their local JPs and Constables. By following the strategies outlined in this guide, members will **learn how to effectively engage with JPs and Constables, leading to smoother eviction processes and improved legal outcomes.**



## the IMPORTANCE OF CULTIVATING RELATIONSHIPS



### Why it Matters

Establishing strong relationships with Justices of the Peace (JPs) and Constables is essential for property staff. Good rapport fosters effective communication, quicker dispute resolution, and demonstrates a commitment to fair legal practices, enhancing the property manager's reputation within the community.



### Impact on Eviction process

Positive relationships with JPs and Constables can streamline the eviction process. Familiarity and trust lead to more efficient hearings and quicker rulings. Staying informed about legal changes ensures compliance and reduces complications, making the eviction process more manageable for both property staff and tenants.



CHECKLIST FOR

# BUILDING RELATIONSHIPS



## ORGANIZE "STATE OF THE INDUSTRY" EVENTS

**Benefits:** Additional touch points and industry updates.

- ☐ Invite local elected officials as guests.

## REDBOOK RESOURCES

**Benefits:** Direct education and resource sharing.

- ☐ Highlight major changes, if applicable.
- ☐ Offer complimentary access to TAA's REDBOOK Online for JPs – please send name and email address to [communications@taa.org](mailto:communications@taa.org).

## PARTICIPATE IN LOCAL CHAMBERS OF COMMERCE

**Benefits:** Neutral environment, increased visibility, and informal interactions.

- ☐ Attend luncheons (e.g., State of the City, State of the County).
- ☐ Buy tables at events and invite JPs or Constables to sit with property managers.

## CONDUCT REGION MEETINGS

**Benefits:** Localized and relevant information sharing.

- ☐ Host at apartment properties in outlying areas.
- ☐ Invite relevant JPs, Constables, or city department officials as speakers.

## SENDING OUT QUARTERLY UPDATES

**Benefits:** Timely and direct communication

- ☐ Work with legal experts to send updates on major legal changes or emergency orders.

## HOST ZOOM WEBINARS

**Benefits:** Direct interaction and education on relevant topics.

- ☐ Invite individual JPs and legal experts.
- ☐ Encourage properties in the JP's precinct to attend.

## HOLIDAY LUNCHEONS

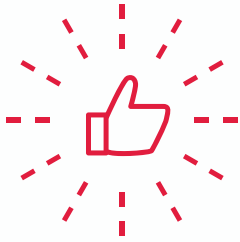
**Benefits:** Appreciation and collaboration

- ☐ Annual JP and Constable Appreciation Luncheon.
- ☐ Provide legal updates and seek feedback from JPs and Constables.

## SUPPORT THROUGH PAC

**Benefits:** Political support and relationship nurturing

- ☐ Engage with candidates for outlying races.
- ☐ Invite them to regional meetings or take them out for lunch.
- ☐ Personally deliver contributions with members.



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### Consistency is Key

Regularly attend events and maintain communication. Consistent presence at local events and regular interactions with JPs and Constables help build familiarity and trust over time.



### Professionalism

Always approach interactions with respect and professionalism. Professional demeanor and respectful communication demonstrate reliability and build credibility with JPs and Constables.



### Engage in Community Activities

Participate in community and civic activities where JPs and Constables are present. Engaging in community events shows commitment to the local area and provides additional touchpoints for relationship building.



### Transparency

Maintain transparency in all dealings. Being open and honest about challenges and processes helps build trust and ensures clear, effective communication.



### Add Your Personal Touch

Personalized interactions and follow-ups make a significant impact. Sending personalized emails, thank-you notes, and follow-up messages after meetings can reinforce positive relationships and show genuine interest.



### Be Proactive

Anticipate potential issues and address them before they escalate. Proactive communication about upcoming changes or concerns can prevent misunderstandings and demonstrate foresight.



### Provide Value

Offer resources and assistance whenever possible. Sharing industry updates, legal resources, or helpful information with JPs and Constables can position property managers as valuable partners and knowledgeable resources.



### Follow Up on Commitments

Always follow through on commitments made during interactions. Delivering on promises builds reliability and strengthens the trust relationship with JPs and Constables.

