

REALTOR® Party State Legislative Monitor Weekly Report August 16, 2018

Growth Management

Zoning

California [SB 828](#), a bill that would make a number of changes to the regional housing development allocation (RHNA) process, is scheduled for an August 16 hearing in the Assembly Appropriations Committee. The most recent committee analysis can be found [here](#).

Real Estate License Law

California [AB 2884](#) was amended insubstantially on the floor of the Senate on August 14. The bill then passed a second reading and is awaiting a third reading in the Senate. You can view the most recent analysis [here](#). This bill would update the Real Estate Law that not been revised to reflect current law and practice in many decades. The bill would provide greater clarity for consumers and practitioners regarding definitions and existing practices. Additionally, it would clarify the authority of the Bureau of Real Estate with regard to revoking a license, and the circumstances under which licensees are required to notify the Bureau, as well as what should happen upon the death or incapacity of a sole broker-officer.

Net Neutrality

California [SB 822](#) was withdrawn from the Assembly Appropriations Committee and referred to the Assembly Communications and Conveyance Committee.

Net neutrality bills are also pending in **Massachusetts**, **New Jersey** and **Pennsylvania**. Net neutrality legislation is pending, but unlikely to see further movement due to the legislature's recess, in **Illinois**, **New York** and **Rhode Island**.

Session Overview

California, **Ohio** and **Pennsylvania** are in regular session. **Puerto Rico** is also in regular session.

Michigan is in recess until September 4. The **District of Columbia** Council is in recess until September 15. **Illinois**, **Massachusetts**, **New Jersey**, **New York**, **Rhode Island**, the **United States** Congress and **Wisconsin** are in recess to the call of the chair.

California is expected to adjourn on August 31.

West Virginia Republican Gov. Jim Justice issued a [proclamation](#) calling for a special session to begin June 26 to address possible removal of one or more Justices of the Supreme Court of Appeals. The House Judiciary Committee passed 14 of the 16 articles of impeachment on August 7 and presented them to the full House on August 13. The Senate is expected to vote on August 20 to impeach the state's Supreme court, reports [KomoNews](#).

South Dakota Republican Gov. Dennis Daugaard called for a [special session](#) to begin on September 12 in order to speed up implementation of the U.S Supreme Court ruling allowing states to force online shoppers to pay sales tax, reports the [AP](#).

Maine and Virginia's special sessions are in recess to the call of the chair.

Alaska Independent Gov. Bill Walker has 20 days from presentment, Sundays excepted, to act on legislation or it becomes law without signature. **Illinois** Republican Gov. Bruce Rauner has 60 days from presentment to act on all legislation passed during the veto session or it becomes law. **Minnesota** Democratic Gov. Mark Dayton has 14 days from presentment to act on legislation presented on or after May 17 or it is pocket vetoed. **Missouri** Republican Gov. Mike Parson has 45 days from presentment to act on legislation or it becomes law without signature. **New York** Democratic Gov. Andrew Cuomo has 10 days from presentment, Sundays excepted, to sign or veto legislation or it becomes law without signature. **North Carolina** Democratic Gov. Roy Cooper has 10 days from presentment to act on special session legislation or it becomes law without signature. **Rhode Island** Democratic Gov. Gina Raimondo has six days from presentment, Sundays excepted, to act on legislation or it becomes law without signature. **West Virginia** Republican Gov. Jim Justice has 15 days from adjournment of the special session, Sundays excepted, to act on legislation or it becomes law without signature.

The following states are currently holding 2019 interim committee hearings: [Alabama](#), [Alaska](#), [Arizona](#), [Arkansas](#), [Colorado](#), [Connecticut](#), [Florida House](#), [Hawaii](#), [Idaho](#), [Illinois Senate](#), [Indiana](#), [Iowa](#), [Kansas](#), [Kentucky](#), [Maine](#), [Maryland](#), [Minnesota](#), [Mississippi Senate](#), [Missouri House](#) and [Senate](#), [Montana](#), [Nevada](#), [New Hampshire House](#) and [Senate](#), [New Mexico](#), [New York Assembly](#) and [Senate](#), [North Carolina](#), [North Dakota](#), [Oklahoma House](#), [Oregon](#), [Rhode Island](#), [South Carolina](#), [South Dakota](#), [Tennessee](#), [Texas House](#) and [Senate](#), [Utah](#), [Virginia](#), [Washington](#), [West Virginia](#) and [Wyoming](#).

The following states are currently posting 2019 bill drafts, profiles and interim studies: [Florida Senate](#), [Kentucky](#), [Montana](#), [Nevada](#), [North Dakota](#), [Oklahoma House](#) and [Senate](#), [Utah](#) and [Virginia](#).

Special Elections

Arkansas held a special election for Senate District 8 on August 14, which became vacant after Republican Sen. Jake Files resigned in January for unlawful activity, according to the [Times Record](#). According to [unofficial election results](#), former state Rep. Republican Frank Glidewell received 70 percent of the vote against Libertarian William Whitfield Hyman, who received 30 percent. Glidewell will hold the seat for the rest of its term, scheduled to end in January. Rep. Mat Pitsch, R-Fort Smith, won a run-off

election to become the Republican nominee for the seat in the November general election, where he will face Hyman.

The following seats will be filled by special election on the dates provided: **Arkansas** House District 45, **Kansas** Senate District 13, **Louisiana** House districts 10, 33 and 90 and Senate District 26, **Michigan** House District 68 and Senate District 2, **Minnesota** Senate District 13, **Mississippi** House District 31, **New Jersey** Assembly districts 15, 22, 32, 34, 36 and 38, and **Texas** House districts 52 and 62 (November 6).