

## Land Use Initiative Quarterly Report April - June, 2020

The Land Use Initiative is an analysis of proposed legislative and regulatory land-use, and new this year, real estate transactional, measures that impact the transfer of property and/or the interests of REALTORS®. Measures include comprehensive plans, amendments, legislation, ordinances or regulations.

### Summary of Requests

- 9 LUI Requests
- 8 Sent to R&C
- 1 Denied
- States REALTOR® Associations: 0
- Local REALTOR® Associations: 9
- Requests for Rental Property Regulation/Rent Control: 7

### LUI Advocacy Efforts Get Recognized



### Type of Issues Reviewed

As noted in the Summary of Requests, seven out of eight requests focused on rental regulation related measures. Two included short-term rental restrictions amending permitted uses and imposing licensing, capacity, use and inspection requirements. Another required a rental registry and inspection requirements for long-term rentals possibly creating an unintended negative impact on reducing the supply of safe and affordable rental housing.

Several tenant-protection measures in response to eviction concerns as a result of COVID-related unemployment were analyzed. One measure requiring landlords to adjust lease terms related to late fees and occupancy and extending termination notifications raised questions regarding local government authority to modify contract terms. Another forced landlords to accept additional

tenants, placed limits on late fees, prohibited changes to tenancy terms without tenant consent and expanded rights of tenants to sue owners for harassment. Of particular concern raised by the association is that the measure's severe impact on "mom & pop" housing providers. Two more (proposed a referendum on rent freezes and extended termination notifications and required tenant relocation fees.

Finally, an anti-growth measure imposed a moratorium on new residential developments with over eight lots for a period of sixty days. Of particular concern stemmed from a possible continuation of the moratorium negatively impacting inventory, driving prices upward and pushing first-time homebuyers out of the market.

Find these the details on these LUI Memos in the [Land Use Initiative Database](#).

- [Search by Keyword](#)
- [Search by Issue](#)
- [Search by Date of Report](#)
- [Search by State](#)

### State Association Fun Fact

Since the LUI's start in 1999, the state that submitted the most proposed measures for review is California with 59. South Carolina follows with 44 and North Carolina is right behind them with 42 submissions.

### Land Use Initiative - 2nd Quarter 2020

