

## REALTOR® Party State Legislative Monitor Weekly Report June 13, 2019

### Affordable Housing

Four **California** bills are scheduled for a June 18 hearing in the Senate Housing Committee:

- [AB 430](#), which would waive required environmental reviews for residential and mixed-use developments in specified areas of Butte and Glenn counties.
- [AB 1485](#), which would create a streamlined approval process for housing developments for projects that limit 20 percent of the units to up to 120 percent of the area median income or less.
- [AB 1487](#), which would create the Housing Alliance for the Bay Area, which would be tasked with increasing affordable housing in the San Francisco Bay area through providing funding and assistance for tenant protections, affordable housing preservation and construction of new affordable housing.
- [AB 1763](#), which would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100 percent of the total units are for lower income households. It would also exempt housing developments from maximum controls on density if located within one half mile of a major transit stop or a high-quality transit corridor.

**Louisiana** [SB 80](#) was presented to Democratic Gov. John Bel Edwards on June 6. Governor Edwards has a deadline of June 26 to take action on the bill or it will become law without his signature. This bill would authorize the city of New Orleans to promulgate rules granting owners of any immovable property an ad valorem tax exemption for the purpose of affordable housing.

**Oregon** [HB 2002](#) is scheduled for a June 14 hearing in the Joint Ways and Means Committee. This bill would require property owners subject to affordability restrictions to provide notice to qualified purchasers before such restrictions expire. Property owners would also be required to extend a right of first refusal to qualified purchasers for up to 60 months following the expiration of affordability restrictions.

**Oregon** [HB 2056](#) is scheduled for a June 14 hearing in the Joint Ways and Means Committee. This bill would establish the Housing Development Grant Program in the state, which would support the expansion of affordable rental housing in the state by providing grants to help finance housing for low-income households.

**Oregon** [HB 2997](#) was enrolled and is now awaiting transmission to Democratic Gov. Kate Brown. As passed the legislature, this bill would authorize mid-size cities in the state to impose affordable housing conditions on housing developments through 2023.

### Growth Management

**California SB 5** was referred to the Assembly Housing and Community Development Committee on June 10. This bill would authorize local governments to establish an Affordable Housing Authority to fund affordable housing.

Two **California** bills are scheduled for a June 19 hearing in the Assembly Housing and Community Development Committee:

- **SB 13**, which would make changes to how municipalities may regulate accessory dwelling units, including reducing or eliminating municipal fees on such units.
- **SB 330**, which would create the Housing Crisis Act of 2019. It would create a statewide streamlined approval process for housing developments, place restrictions on certain high-rental cost developments, and create a process for legalizing occupied buildings that do not meet state or local habitability codes.

## Emotional Support Animals

**Alabama SB 10** was signed by Republican Gov. Kay Ivey on June 7 and will take effect September 1. This act will prohibit discrimination against a person for using a service animal in a housing accommodation or public accommodation. It would also create penalties for the misrepresentation of an animal as a service animal.

**Rhode Island HB 5299** is scheduled for a June 13 hearing in the Senate Health and Human Services Committee. This bill would prohibit the misrepresentation of an animal as a service animal for the purpose of acquiring any right or privilege afforded to disabled persons. A similar bill, **SB 308**, is also scheduled to be heard in the same hearing.

## Real Estate License Law

**Delaware SB 118** was reported out of the Senate Sunset Committee on June 12. This bill would reduce the waiting period required for an individual who has been convicted of a felony to obtain a real estate license.

**Nevada SB 230/Chapter 440** was approved by Democratic Gov. Steve Sisolak on June 6 and will take effect July 1. This act will mandate a minimum of 120 hours of instruction for licensure as a real estate broker and at least 36 hours of continuing education per licensing period. The act will also require real estate brokers to include their license number in any advertisements.

## Seller Disclosures

**Rhode Island SB 479** passed the Senate on June 11 and is awaiting transmission to the House. This bill would require sellers of real estate to provide buyers with a disclosure of the annual building energy cost estimate as provided by an approved energy rater. It would also impose a duty on sellers of real estate to conduct inspections on the condition of the property.

## Rent Control

**California** [AB 1399](#) passed a second reading on June 10 and was subsequently referred to the Senate Housing Committee, where it is scheduled for a June 18 hearing. This bill seeks to close various rent-control loopholes in existing state law, by clarifying that landlords may not withdraw accommodations from the rental market and then re-enter the market by simply paying punitive damages.

## Local Short-Term Rental

**California** [AB 1731](#) is scheduled for a June 18 hearing in the Senate Judiciary Committee. This bill would prohibit a hosting platform from listing a property located within San Diego County's coastal zone as a short-term rental for more than 30 days per calendar year, unless the primary resident lives onsite at least 270 days per year.

**Louisiana** [HB 43/Act 169](#) was signed by Democratic Gov. John Bel Edwards on June 7 and will take effect July 1. This act will authorize the city of New Orleans to levy a local tax on short-term rentals.

## Electronic and Remote Notarization

**Florida** [HB 409/Chapter 2019-71](#) was signed by Republican Gov. Ron DeSantis on June 7 and will take effect January 1, 2020. This act will authorize online notarizations in the state and establish requirements relating to the performance of such notarizations. A full summary of all the act's provisions can be found [here](#).

**New Jersey** [SB 3147](#) is scheduled for a June 17 hearing in the Senate Commerce Committee. This bill, the "Remote Online Notaries Public Act," would direct the state treasurer to implement rules and regulations to facilitate online remote notarizations. A companion, [AB 4860](#), is pending in the Assembly Appropriations Committee.

## Session Overview

**California, Delaware, Maine, Massachusetts, Michigan, New Hampshire, New Jersey, New York, North Carolina, Ohio, Oregon, Pennsylvania, Rhode Island and Wisconsin** are in regular session. The **District of Columbia Council, Puerto Rico** and the **United States Congress** are also in regular session.

**Alaska's** special session is scheduled to conclude on June 14, reports the [Alaska Journal](#). A Permanent Fund Working Group consisting of both House and Senate members met on June 12 to discuss the Permanent Fund Dividend checks, which has been a contentious issue throughout the special session.

**West Virginia** has returned for a special session to deal with proposed education legislation, reports the [Charleston Gazette](#). Senate President Mitch Carmichael, R-Jackson, revealed the Student Success Act plan which would lump together the pay raises school workers want with the charter schools that many oppose within the state. According to the plan, the state and county boards of education would oversee the charter schools.

**South Carolina's** legislature is scheduled to return on June 25 for a veto session.

**Virginia's** Democratic Gov. Ralph Northam issued a [proclamation](#) calling for a special session to convene on July 9 to address the issue of gun violence. Proposals for gun safety include universal background checks, bans on assault weapons, risk protective orders, reporting requirements for stolen or lost firearms and the expansion of local authorities to regulate firearms.

The following states adjourned their 2019 legislative sessions on the dates provided: **Connecticut** (June 5) and **Louisiana** (June 6).

The following states are scheduled to adjourn on the dates provided: **Maine** (June 19) and **Delaware, North Carolina, Oregon** and **Rhode Island** (June 30).

**Nevada** Democratic Gov. Steve Sisolak has until June 14 to act on legislation presented on or after May 29 or it becomes law without signature. **Oklahoma** Republican Gov. Kevin Stitt has until June 15 to act on legislation or it is pocket vetoed. **Texas** Republican Gov. Greg Abbott has until June 16 to act on legislation or it becomes law without signature. **Hawaii** Democratic Gov. David Ige has until July 9 to act on legislation presented on or after April 19 or it becomes law without signature. **Missouri** Republican Gov. Mike Parson has until July 14 to act on legislation or it becomes law without signature. **Alaska** Republican Gov. Mike Dunleavy has 20 days from delivery, Sundays excepted, to act on legislation or it becomes law without signature. **Arkansas** Republican Gov. Asa Hutchinson has 20 days from presentment to act on legislation presented on or after April 18 or it becomes law without signature. **Connecticut** Democratic Gov. Ned Lamont has 15 days from presentment to act on legislation or it becomes law without signature. **Florida** Republican Gov. Ron DeSantis has 15 days from presentment to act on legislation presented on or after April 27 or it becomes law without signature. **Illinois** Democratic Gov. J.B. Pritzker has 60 days from presentment to act on legislation or it becomes law without signature. **Kansas** Democratic Gov. Laura Kelly has 10 days from presentment to act on legislation or it becomes law without signature. **Kentucky** Republican Gov. Matt Bevin has 10 days from presentment, Sundays excepted, to act on legislation or it becomes law without signature. **Louisiana** Democratic Gov. John Bel Edwards has 20 days from presentment to act on legislation presented on or after May 27 or it becomes law without signature. **Minnesota** DFL Gov. Tim Walz has three days from presentment, Sundays excepted, to act on legislation or it becomes law without signature. **Mississippi** Republican Gov. Phil Bryant has 15 days from presentment, Sundays excepted, to act on legislation presented on or after March 24 or it becomes law without signature. **Montana** Democratic Gov. Steve Bullock has 10 days from presentment to act on legislation or it becomes law without signature. **Nebraska** Republican Gov. Pete Ricketts has five days, Sundays excepted, to act on legislation or it becomes law without signature. **North Dakota** Republican Gov. Doug Burgum has 15 days from presentment, Saturdays and Sundays excepted, to act on legislation or it becomes law without signature. **South Carolina** Republican Gov. Henry McMaster has until two days after the next meeting of the legislature to act on legislation presented on or after May 3 or it becomes law without signature. **Tennessee** Republican Gov. Bill Lee has 10 days starting the day after presentment, Sundays excepted, to act on legislation or it becomes law without signature. **Vermont** Republican Gov. Phil Scott has five days from presentment, Sundays excepted, to act on legislation or it becomes law without signature.

**Arizona** Republican Gov. Doug Ducey had a signing deadline on June 7. **Alabama** Republican Gov. Kay Ivey had a signing deadline on June 10.

The following states are currently holding 2019 interim committee hearings: [Alabama](#), [Colorado](#), [Connecticut](#), [Georgia House](#) and [Senate](#), [Idaho](#), [Indiana](#), [Kansas](#), [Kentucky](#), [Louisiana](#), [Maryland](#),

**Mississippi** [House](#) and [Senate](#), [Montana](#), [New Mexico](#), [North Dakota](#), **South Carolina** [House](#) and [Senate](#), [South Dakota](#), [Tennessee](#), [Utah](#), [Virginia](#), [Washington](#), [West Virginia](#) and [Wyoming](#).

The following states are currently posting 2019 bill drafts, profiles and interim studies: [Arkansas](#), [Kentucky](#), [Nebraska](#), [Oklahoma](#) [House](#) and [Utah](#).

### Special Elections

The following seats will be filled by special elections on the dates provided: **Florida** House districts 7, 38 and 97 (June 18); **Washington** House District 13b and Senate District 40 (August 6); **Alabama** House District 74 (August 27); **Missouri** House districts 99 and 158, **New Jersey** Senate District 1 and **New York** Senate District 57 (November 5) and **Alabama** House District 74 (November 12).