

REALTOR® Party State Legislative Monitor Weekly Report July 18, 2019

Affordable Housing

California [AB 723](#) was withdrawn from the Senate Housing Committee on July 11 and ordered to a second reading in the Senate, which it is currently awaiting. This bill would authorize Alameda and Contra Costa Counties to provide certain lessors with low-income rental housing incentives. In order to qualify, a property must be used exclusively for rental housing and is rented to no more than 30 percent of the income level of persons of low income.

California [AB 1290](#) was ordered to a third reading in the Senate on July 11, which it is currently awaiting. This bill would direct the California Housing Finance Agency to convene a stakeholder group to identify actions that can be taken to streamline the application process for housing finance programs, no later than June 30, 2021.

California [AB 1487](#) passed a second reading in the Senate on July 11 and was then referred to the Appropriations Committee. This bill 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.

District of Columbia [B23-209](#) was transmitted to Democratic Mayor Muriel Bowser on July 10. Governor Bowser has a deadline of July 24 to take action on this bill or it will become law without her signature. This bill, the fiscal year 2020 budget, contains numerous provisions relating to affordable housing and short-term rentals. An in-depth summary of the full provisions of this bill can be found [here](#). A similar bill, [B23-352](#), is also pending on the mayor's desk.

Growth Management

California [AB 68](#) is scheduled for an August 10 hearing in the Senate Appropriations Committee. This bill would require local agencies to, in areas zoned for housing, approve building permits for the construction of accessory dwelling units.

Massachusetts [HB 3883](#) is scheduled for a July 16 hearing in the Joint Municipalities and Regional Government Committee. This bill would authorize municipalities to adopt an ordinance or by-law allowing for inclusionary zoning by a simple majority vote.

North Carolina [SB 355/Session Law 2019-111](#) was signed by Democratic Gov. Roy Cooper on July 11 and will take effect January 1, 2021. This act will make numerous changes to state zoning law. It will grant more authority to the state over zoning regulations, at the expense of municipalities and counties. It will also prohibit counties and municipalities from regulating the design elements of buildings. A full summary of the act can be found [here](#).

First-Time Homebuyer Savings Account

Massachusetts [HB 2456](#) is scheduled for a July 23 hearing in the Joint Revenue Committee. This bill would establish a first-time homebuyer savings account program in the state and authorize an income tax deduction for up to \$5,000 for qualified expenditures made from the account. A companion bill, [SB 1628](#), is also scheduled to be heard during this hearing.

Emotional Support Animals

Rhode Island [SB 308](#) was signed by Democratic Gov. Gina Raimondo on July 8 and took effect immediately. This act prohibits the misrepresentation of an animal as a service animal for the purpose of acquiring any right or privilege afforded to disabled persons.

Real Estate License Law

Missouri [SB 36](#) was signed by Republican Gov. Mike Parson on July 11 and will take effect August 28. This act will specify that a real estate licensee may not be the subject of any administrative action relating to the misrepresentation of the size of a property or of improvements to the property unless the licensee knew the information was false at the time of transmission or publication of the information.

Rent Control

Two **California** bills relating to rent control were ordered to a third reading in the Senate on July 11:

- [AB 1399](#) would 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.
- [AB 1482](#) would create rent caps by prohibiting owners of residential real property from increasing the rental rate for a property by more than five percent plus the percentage change in cost of living over the previous year's rental rate. The provisions of this bill would expire on January 1, 2030 and exempt housing that has been issued a certificate of occupancy within the previous 10 years.

Session Overview

Massachusetts, Michigan, North Carolina, Ohio and Wisconsin are in regular session. The **District of Columbia** Council, **Puerto Rico** and the **United States** Congress are also in regular session.

California is in recess until August 12. **Pennsylvania** is in recess until September 23. **New Hampshire, New Jersey and New York** are in recess subject to the call of the chair.

North Carolina's Senate introduced an adjournment [resolution](#) calling for a July 22 adjournment and an August 27 return date for a limited session, according to the [Winston-Salem Journal](#); both the House and Senate are still considering when to adjourn and return, reports the [Carolina Public Press](#).

Alaska will continue its 30-day [second special session](#) that began on July 8 to determine the state's permanent fund dividend payout amount. Action on Republican Gov. Mike Dunleavy's veto cuts was also under consideration, however there were not enough lawmakers present in Juneau to do so, as legislators were still split between convening their session in both Wasilla and Juneau, reports [KTVA](#). The July 12 constitutional deadline to override Governor Dunleavy's budget vetoes has passed. Lawmakers are resuming in Juneau after Dunleavy's [supplemental proclamation](#) on July 17 changing his original choice of location, as well as adding the capital budget to the agenda, reports [Alaska Public Media](#).

Virginia convened a brief [special session](#) on July 9 to discuss possible new gun control legislation, the [Associated Press](#) reports. However, no bills were considered, and the session was ended by House and Senate Republican leadership after 90 minutes.

Kentucky Republican Gov. Matt Bevin announced a special session to begin July 19 to address rising pension costs for regional universities and quasi-governmental agencies. The session is expected to last five days, reports the [Associated Press](#). The official proclamation is forthcoming according to a [press release](#) issued by Governor Bevin's office on July 15.

West Virginia will resume their special session on July 22, when the House is scheduled to convene. The Senate is not expected to be in session next week, but will not adjourn the special session, reports [West Virginia MetroNews](#).

Connecticut is scheduled to convene on July 22 for a veto session. At least one veto override attempt is expected, reports [The Connecticut Mirror](#).

Tennessee Republican Gov. Bill Lee called for a special session of the General Assembly to begin on August 23 to replace House Speaker Glen Casada, R-Williamson County, who is stepping down on August 2. As reported by [Nashville Public Radio](#) and the [Tennessean](#), the special session is scheduled to last only the one day, although Governor Lee left open the possibility for further action if the legislators choose to take up other issues, such as a vote on the expulsion of Rep. David Byrd, R-Waynesboro.

The following states are scheduled to adjourn their 2019 legislative session on the dates provided: **North Carolina** (July 22) and **California** (September 13).

Oregon Democratic Gov. Kate Brown has until August 9 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. **Delaware** Democratic Gov. John Carney has 10 days, Sundays excepted, to act on legislation or it becomes law. **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. **Maine** Democratic Gov. Janet Mills has three days after the convening of the next meeting of the legislature to act on legislation presented on or after June 8 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. **Rhode Island** Democratic Gov. Gina Raimondo has six days from presentment, 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.

Missouri Republican Gov. Mike Parson had a signing deadline on July 14.

The following states are currently holding 2019 interim committee hearings: [Alabama](#), [Colorado](#), [Connecticut](#), [Delaware](#), [Georgia House](#) and [Senate](#), [Idaho](#), [Illinois Senate](#), [Iowa](#), [Indiana](#), [Kansas](#), [Kentucky](#), [Louisiana](#), [Maine](#), [Maryland](#), [Mississippi House](#) and [Senate](#), [Missouri House](#) and [Senate](#), [Montana](#), [Nebraska](#), [New Mexico](#), [New York Assembly](#) and [Senate](#), [North Dakota](#), [South Carolina House](#) and [Senate](#), [South Dakota](#), [Tennessee](#), [Texas House](#), [Utah](#), [Virginia](#), [Washington](#), [West Virginia](#) and [Wyoming](#).

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

Special Elections

The following seats will be filled by special elections on the dates provided: **Washington** House District 13b and Senate District 40 and **Iowa** House District 46 (August 6); **Alabama** House District 74 (August 27); **California** Assembly District 1, **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).