Affordable Housing

**California** **AB 957** is scheduled for an August 12 hearing in the Senate Appropriations Committee. This bill, a housing omnibus bill, makes numerous changes to housing law in the state, including authorizing counties to use state grants to provide rental and supportive housing assistance. An in-depth summary of the bill's provisions can be found [here](#).

**District of Columbia** **B23-209** was signed by Democratic Mayor Muriel Bowser on July 22 and will take effect following a 30-day period of Congressional review. This act, 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**, was also signed by Mayor Bowser on July 22 and will take effect following the 30-day review period.

**Oregon** **HB 2002** was signed by Democratic Gov. Kate Brown on July 23 and will take effect January 1, 2020. This act will require property owners subject to affordability restrictions to provide notice to qualified purchasers before such restrictions expire. Property owners will 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** was signed by Democratic Gov. Kate Brown on July 23 and will take effect January 1, 2020. This act will establish the Housing Development Grant Program within the state’s Housing and Community Services program, which will provide grants to expand the supply of affordable housing throughout the state.

Growth Management

**California** **AB 68** is scheduled for an August 12 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.

**California** **AB 881** is scheduled for an August 12 hearing in the Senate Appropriations Committee. This bill would restrict the types of regulations that local governments may impose on accessory dwelling units for the purpose of encouraging their construction.

First-Time Homebuyer Savings Account

**Massachusetts** **SB 819** is scheduled for a July 30 hearing in the Joint Housing 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.
Real Estate License Law

New Jersey SB 2472 was signed by Democratic Gov. Phil Murphy on July 19 and will take effect on October 17. This act will require real estate licensees to complete at least one hour of education concerning fair housing and housing discrimination as a prerequisite for licensure as a broker, broker-salesperson or salesperson, and complete at least one hour of continuing education concerning fair housing and housing discrimination during each biennial license term as a broker, broker-salesperson or salesperson.

North Carolina SB 590 passed the Senate Finance Committee on July 24 and was referred to the Senate Rules Committee. This bill would reduce the frequency which real estate brokers have to complete continuing education requirements from every three years to every 18 months.

Seller Disclosures

Oregon HB 2312 was signed by Democratic Gov. Kate Brown on July 23 and will take effect January 1, 2020. This act will require sellers of real property to disclose, at the time of offer, whether they have ever purchased flood insurance for the property.

Rhode Island HB 6214 was signed by Democratic Gov. Gina Raimondo on July 15 and will take effect January 1, 2020. This act will require sellers of one to four units of residential real estate to disclose whether any modifications have been made to the electrical, heating, plumbing or ventilation systems. It will also require disclosures relating to the type, repair, alteration or modification of any mold or moisture damage.

Session Overview

Massachusetts, Michigan, North Carolina, Ohio and Wisconsin are in regular session. Puerto Rico and the United States Congress are also in regular session.

California is in recess until August 12. The District of Columbia is in recess until September 16. 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 but the House was unable to concur with the July 22 adjournment date, according to the Winston-Salem Journal. Adjournment dates are still being discussed in both the House and Senate as the North Carolina budget discussions enter into a stalemate, 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.

West Virginia’s House resumed their special session on July 22 and the Senate on July 23.

Connecticut held a one-day veto session on July 22.

Kentucky adjourned their special veto session on July 24 when Republican Gov. Matt Bevin signed legislation related to the state’s pension system, reports WFPL.

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.

California is scheduled to adjourn its 2019 legislative session on 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.
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, prefiles 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: Iowa House District 46 and Washington House District 13b and Senate District 40 (August 6); Pennsylvania House District 85 and South Carolina House District 19 (August 20); South Carolina House District 84 (October 1); New Hampshire House District 9 (October 8); Arkansas House 36, California Assembly District 1, Missouri House districts 99 and 158, New Jersey Senate District 1 and New York Senate District 57, Texas House District 100, Washington Senate District 40 and House District 13-Position 2 (November 5); and Alabama House District 74 (November 12).