

REALTOR® Party State Legislative Monitor Weekly Report July 25, 2019

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 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).