

REALTOR® Party State Legislative Monitor Weekly Report August 22, 2019

Affordable Housing

California [AB 430](#) is scheduled for an August 26 hearing in the Senate Appropriations Committee. As passed second reading, this bill would waive required environmental reviews for residential and mixed-use developments in specified areas of Butte and Glenn counties.

California [AB 1483](#) is scheduled for an August 26 hearing in the Senate Appropriations Committee. This bill would require cities and counties to collect and provide annual housing reports to the state, comprised of data relating to housing development projects, and to make this information publicly available on the city or county's website.

California [AB 1485](#) passed a second reading in the Senate on August 20 and is now awaiting a third reading in that chamber. This bill 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.

California [AB 1487](#) passed a second reading in the Senate on August 20 and is now awaiting a third reading in that chamber. 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.

California [AB 1763](#) is scheduled for an August 26 hearing in the Senate Appropriations Committee. This bill 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.

Growth Management

California [AB 670](#) was enrolled on August 16 and is awaiting transmission to Democratic Gov. Gavin Newsom. As passed the legislature, this bill would make provisions in a common interest development's governing document void and unenforceable if it prohibits the construction of accessory dwelling units or junior accessory dwelling units.

California [AB 881](#) is scheduled for an August 30 hearing in the Senate Appropriations Committee. As passed second reading, this bill would restrict the types of regulations that local governments may impose on accessory dwelling units for the purpose of encouraging their construction.

California [AB 1783](#) is scheduled for an August 26 hearing in the Senate Appropriations Committee. This bill would create a streamlined approval process for housing for agricultural workers.

Rent Control

California [AB 1482](#) is scheduled for an August 30 hearing in the Senate Appropriations Committee. This bill 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.

Seller Disclosures

Michigan [SB 400](#) was introduced on August 20 by Sen. Curtis Hertel, D-Lansing, and referred to the Senate Environmental Quality Committee. This bill would require landlords to notify tenants if a residence contains any lead water service lines.

Session Overview

California, Massachusetts, Michigan, North Carolina, Ohio and **Wisconsin** are in regular session. **Puerto Rico** is also in regular session.

The **United States** Congress is in recess until September 9. 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.

California is scheduled to adjourn its legislative session on September 13.

North Carolina's legislative session continues on with no clear adjournment date as lawmakers and Democratic Gov. Roy Cooper are still stalled over a budget compromise and Medicaid expansion, reports [The Charlotte Observer](#).

Tennessee lawmakers will hold a special session on August 23 to formally elect Rep. Cameron Sexton, R-Crossville, to replace former House Speaker Glen Casada, R-Franklin, who stepped down on August 2. Republican Gov. Bill Lee has also called for the chamber to address court rule changes that weren't taken up in the spring; a possible resolution to expel Rep. David Byrd, R-Waynesboro has been left off the calendar and will require a two-thirds majority to suspend the rules in order to be heard, reports the [Tennessean](#).

Maine Democratic Gov. Janet Mills has [called](#) for the legislature to convene a special session on August 26 to consider four bond packages for transportation, infrastructure and economic development, economic protection and land conservation investment in the state. The possibility exists for consideration of other bills, but the [Portland Press Herald](#) reports that Democratic leaders would prefer the session remain exclusively for considering the borrowing proposals, which if passed will appear on the ballot in November.

Missouri Republican Gov. Mike Parson [announced](#) a limited, technical special session to take place on September 9, which will run into the veto session scheduled to begin on September 11. The session was

called to address an inadvertent consequence of the state's tax law, which has been interpreted by the Missouri Supreme Court to restrict the number of vehicle trade-ins that can be used to calculate sales tax on a new vehicle, reports [Missourinet](#).

Alaska Republican Gov. Mike Dunleavy has 20 days from delivery, Sundays excepted, 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. **Illinois** Democratic Gov. J.B. Pritzker has 60 days from presentment to act on legislation 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.

The following states are currently holding 2019 interim committee hearings: [Alabama](#), [Alaska](#), [Arizona](#), [Colorado](#), [Connecticut](#), [Delaware](#), [Florida House](#), [Georgia House](#) and [Senate](#), [Idaho](#), [Illinois Senate](#), [Indiana](#), [Iowa](#), [Kansas](#), [Kentucky](#), [Louisiana](#), [Maine](#), [Maryland](#), [Mississippi House](#) and [Senate](#), [Missouri House](#) and [Senate](#), [Montana](#), [Nebraska](#), [Nevada](#), [New Hampshire House](#) and [Senate](#), [New Mexico](#), [New York Assembly](#) and [Senate](#), [North Dakota](#), [Oklahoma House](#) and [Senate](#), [Rhode Island](#), [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](#), [Florida House](#) and [Senate](#), [Kentucky](#), [Nebraska](#), [Oklahoma House](#) and [Senate](#), [Oregon](#), [Tennessee](#), [Utah](#) and [West Virginia](#).

Special Elections

Pennsylvania held a special election on August 20, to fill House District 85. The seat was left vacant by the resignation of Rep. Fred Keller, R-Williamsport, who was elected to the state's congressional delegation. [WTAJ](#) reports Republican David Rowe defeated Democratic candidate Jennifer Rager-Kay with 62.6 percent of the vote, according to unofficial results with 100 percent of precincts reporting.

A special election was also held on August 20 for **South Carolina's** House District 19, reports [WYFF](#). Dwight Loftis, R-Greenville, vacated the seat when he was elected to the state's Senate District 6. With 61 percent of the vote, Republican Patrick Haddon defeated Democrat Carrie Counton, according to unofficial results with all precincts reporting.

The following seats will be filled by special elections on the dates provided: **Georgia** House District 71 (September 3); **South Carolina** House District 84 (October 1); **New Hampshire** House District 9 (October 8); **Alabama** House District 42, **Arkansas** House District 36, **California** Assembly District 1, **Kentucky** House District 63, **Missouri** House districts 22, 36, 74, 78, 99 and 158, **New Jersey** Senate District 1, **New York** Senate District 57, **Texas** House districts 28 and 100, **Washington** Senate District 40 and House District 13-Position 2 (November 5); and **Alabama** House District 74 (November 12).