

REALTOR® Party State Legislative Monitor Weekly Report August 29, 2019

Affordable Housing

California [AB 430](#) passed a second reading in the Senate on August 28 and is now awaiting a third reading in that chamber. This bill would waive required environmental reviews for residential and mixed-use developments in specified areas of Butte and Glenn counties.

California [AB 957](#) passed the Senate on August 26 and was returned to the Assembly for concurrence. 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 as passed the Senate can be found [here](#).

California [AB 1290](#) passed a second reading in the Senate on August 28 and is now awaiting a third reading in that chamber. As passed second reading, 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 1483](#) is scheduled for an August 30 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.

New York [AB 8436](#) was introduced on July 8 by Asm. Steven Cymbrowitz, D-Brooklyn, and referred to the Assembly Housing Committee. This bill would make changes to the existing private housing finance law by authorizing cities to make loans or grants for the construction, rehabilitation, conversion, acquisition or refinancing of affordable housing. Cities would also be authorized to fund other costs associated with the development of affordable housing, including site and infrastructure improvements.

Growth Management

California [AB 68](#) is scheduled for an August 30 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 69](#) is also scheduled for an August 30 hearing in the Senate Appropriations Committee. This bill would require the Department of Housing and Community Development to propose standards for accessory dwelling units and homes smaller than 800 square feet.

California [AB 587](#) passed a second reading in the Senate on August 22 and is now awaiting a third reading in that chamber. As passed second reading, this bill would require local accessory dwelling unit

ordinances to allow such units to be sold or conveyed separately from the primary residence under certain circumstances.

California [AB 670](#) was presented to Democratic Gov. Gavin Newsom on August 27. Governor Newsom has a deadline of September 9 to take action on this bill or it will become law without his signature. 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 1783](#) has been scheduled for an August 30 hearing in the Senate Appropriations Committee. This bill would create a streamlined approval process for housing for agricultural workers.

Two **California** bills have been scheduled for an August 30 hearing in the Assembly Appropriations Committee:

- [SB 5](#), which would authorize local governments to establish an Affordable Housing Authority to fund affordable housing.
- [SB 13](#), which would make changes to how municipalities may regulate accessory dwelling units, including reducing or eliminating municipal fees on such units.

California [SB 330](#) has been scheduled for an August 28 hearing in the Assembly Appropriations Committee. This bill 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.

Home Buying Programs

New York [AB 8490](#) was introduced on August 7 by Asm. Clyde Vanel, D-Queens, and referred to the Assembly Housing Committee. This bill would create a state program that would subsidize a portion of closing costs on the purchase of a home for individuals who have been tenants of housing projects or rent subsidized housing for the previous five years, up to \$1,000.

Emotional Support Animals

Illinois [HB 3671/Pubic Act 101-0518](#) was signed by Democratic Gov. J.B. Pritzker on August 23 and will take effect January 1, 2020. This act will authorize landlords to request supporting documentation from individuals who request the use of an assistance or service animal. It also provides that landlords may require tenants to cover costs for damage caused by such animals.

Rent Control

New York [AB 8513](#) was introduced on August 7 by Asm. Harvey Epstein, D-Manhattan, and referred to the Assembly Housing Committee. This bill would prohibit the charging of rent increases for the installation of air conditioners or other appliances by tenants. It would also prohibit surcharges for the installation of these or similar appliances.

Session Overview

California, Massachusetts, Michigan, New Jersey, 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** Council is in recess until September 16. **Pennsylvania** is in recess until September 23. **New Hampshire** 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 continue to wrestle over piecemeal budget compromises and Medicaid expansion. [The News and Observer](#) reports that both chambers plan on breaking for a week before returning September 9 to consider another round of 'mini' budgets.

Tennessee held 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. [The Washington Post](#) reports that Rep. Gloria Johnson, D-Knoxville, made a motion to expel Rep. David Byrd, R-Waynesboro, but the chamber postponed any action until an opinion from the attorney general's office is issued and an investigation into the allegations against him is conducted.

Maine lawmakers convened a special session on August 26, [called](#) for by Democratic Gov. Janet Mills, to consider four bond packages for transportation, infrastructure and economic development, economic protection and land conservation investment in the state. The legislature passed a \$105 million bond to fund transportation, reports [WABI](#), but the other three bonds failed to pass.

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](#), [Hawaii](#), [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](#), [Iowa](#), [Kentucky](#), [Nebraska](#), **Oklahoma** [House](#) and [Senate](#), [Oregon](#), [Tennessee](#), [Utah](#) and [West Virginia](#).

Special Elections

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, 100 and 148, **Washington** Senate District 40 and House District 13-Position 2 (November 5); and **Alabama** House District 74 (November 12).