Affordable Housing

California AB 430/Chapter 745 was signed by Democratic Gov. Gavin Newsom on October 11 and will take effect January 1, 2020. This act will establish a ministerial approval process for residential and mixed-use developments within or near the cities of Biggs, Corning, Gridley, Live Oak, Orland, Oroville, Willows and Yuba City, so that these projects are not subject to review under the California Environmental Quality Act. The provisions of this bill will expire on January 1, 2026. An Assembly summary can be found here.

California AB 723/Chapter 747 was signed by Democratic Gov. Gavin Newsom on October 11 and will take effect January 1, 2020. This act will exempt specified transactions and use taxes (TUTs) from counting towards the statutory two percent combined rate cap. A committee analysis of the most recent version of the bill can be found here.

California AB 957/Chapter 620 was signed by Democratic Gov. Gavin Newsom on October 8 and took effect immediately. This act, 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/Chapter 755 was signed by Democratic Gov. Gavin Newsom on October 11 and will take effect January 1, 2020. This act will 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. An analysis of the bill can be found here.

California AB 1483/Chapter 662 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will require local jurisdictions to provide public information regarding its zoning ordinances, development standards, fees, exactions and affordability requirements. This act will also require a 10-year housing data strategy to be included in each of Department of Housing and Community Development’s subsequent California Statewide Housing Strategies. The data strategy must be designed to help inform and enforce housing policy and process. A summary of the most recent version of the bill can be found here.

California AB 1485/Chapter 663 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will 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. The provisions of this act will expire on January 1, 2026. A summary of the bill can be found here.

California AB 1487/Chapter 598 was signed by Democratic Gov. Gavin Newsom on October 8 and will take effect January 1, 2020. This act will create the Housing Alliance for the Bay Area, which will 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. It will also authorize the group to raise and allocate revenue for the purpose of funding affordable housing projects within its jurisdiction. An in-depth analysis of the bill as passed the Senate can be found here.

Wisconsin AB 544 was introduced on October 14 by Asm. John Nygren, R-Marinette, and referred to the Assembly Utilities and Housing Committee. This bill would create a tax credit program for workforce housing to be administered by the Wisconsin Housing and Economic Development Authority. The credit would be authorized to developers meeting certain established standards to offset income and franchise taxes. The program would be capped at $10 million and no credits may be awarded after December 31, 2021. A companion bill, SB 484, is pending in the Senate Utilities and Housing Committee.

Growth Management

California AB 68/Chapter 655 was signed by Democratic Gov. Gavin Newsom on October 10 and will take effect January 1, 2020. This act will require local agencies, in areas zoned for housing, to approve building permits for the construction of accessory dwelling units. A recent Assembly analysis of the act can be found here.

California AB 587/Chapter 657 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will require local accessory dwelling unit ordinances to allow such units to be sold or conveyed separately from the primary residence under certain circumstances. An Assembly summary may be found here.

California AB 671/Chapter 658 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will require local governments to enact ordinances that incentivize and promote the creation of accessory dwelling units that can be offered at affordable rent for very low, low and moderate-income households. An Assembly summary can be found here.

California AB 881/Chapter 659 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will restrict the types of regulations that local governments may impose on accessory dwelling units for the purpose of encouraging their construction. A summary of the bill as passed the legislature can be found here.

California AB 1763/Chapter 666 was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will 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. A summary of the bill can be found here.

California AB 1783/Chapter 866 was signed by Democratic Gov. Gavin Newsom on October 13 and will take effect January 1, 2020. This act will create a streamlined approval process for housing for agricultural workers. An Assembly analysis can be found here.

California SB 5 was vetoed by Democratic Gov. Gavin Newsom on October 13 and is now pending
consideration of the governor’s veto in the Senate. In his veto message, Governor Newsom announced that he vetoed the bill because it would increase costs by $2 billion annually once fully implemented, stating that legislation with such a significant fiscal increase needs to be part of budget deliberations. This bill would have authorized local governments to establish an Affordable Housing Authority to fund affordable housing.

**California SB 13/Chapter 653** was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act will make changes to how municipalities may regulate accessory dwelling units, including reducing or eliminating municipal fees on such units. A summary can be found [here](#).

**California SB 330/Chapter 654** was signed by Democratic Gov. Gavin Newsom on October 9 and will take effect January 1, 2020. This act creates the Housing Crisis Act of 2019. It will 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. Its provisions will expire January 1, 2025. A summary can be found [here](#).

### Home Buying Programs

**District of Columbia B23-0490** was introduced on October 8 by Councilmember Anita Bonds, D-At Large, and referred to Business Development Committee. This bill would provide for pre-approval of the homestead deduction, for tax relief for senior citizens and property owners with a disability, and for qualifying lower income homeownership households.

### Local Short-Term Rental

**California AB 1497/Chapter 599** was signed by Democratic Gov. Gavin Newsom on October 8 and will take effect January 1, 2020. This act will prohibit hosts of short-term rentals from discriminating on the basis of race, color, religion, sex, gender, gender identity or expression, sexual orientation, marital status, nationality, ancestry, familial status source of income, disability or genetic information. An analysis of the bill can be found [here](#).

### Rent Control

**California AB 1110/Chapter 595** was signed by Democratic Gov. Gavin Newsom on October 8 and will take effect January 1, 2020. This act will require landlords to provide at least 90 days’ notice, up from 60, if the landlord increases the rent of a month-to-month tenancy by more than 10 percent. An analysis of the bill can be found [here](#).

**California AB 1399/Chapter 596** was signed by Democratic Gov. Gavin Newsom on October 8 and will take effect January 1, 2020. This act will 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. An analysis of the bill can be found [here](#).

**California AB 1482/Chapter 597** was signed by Democratic Gov. Gavin Newsom on October 8 and will take effect January 1, 2020. This act will 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 act will expire on January 1, 2030 and exempt housing that has been issued a certificate of occupancy within the previous 10 years. A summary of the bill as passed the legislature can be found here.

Electronic and Remote Notarization

Wisconsin AB 293 is scheduled for an October 16 hearing in the Assembly Local Government Committee. This bill would authorize notaries public to obtain licensure as an online notary public and perform notarial acts for persons who are not in the same physical location as the notary. It would also authorize online notaries to use an electronic seal in addition to an electronic signature. Finally, the bill would require registration of online notarization system providers. A companion bill, SB 317, is pending in the Senate Agriculture, Revenue and Financial Institutions Committee.

Session Overview

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

New Hampshire and New York are in recess subject to the call of the chair.

After months of negotiation gridlock, North Carolina’s House Republicans voted to override Democratic Gov. Roy Cooper’s budget veto on September 11 while many Democratic lawmakers were absent, reports The News and Observer. The Senate calendar does not yet include a veto override; however, Senate President Phil Berger, R-Caswell, did state he will provide 24 hours’ notice to the minority leader before calling the vote, reports The News and Observer. The Senate is scheduled to adjourn on October 31, whereas the House session adjournment date remains unknown.

Florida’s Senate announced a special session to be held October 21 through 25 to consider the findings of Special Master Dudley Goodlette. Goodlette was appointed by Senate President Bill Galvano, R-Manatee County, to preside over hearings and provide recommendation to the Senate on whether to reinstate Broward County Sheriff Scott Israel following the shootings at Marjory Stoneman Douglas High School, reports Florida Politics.

Alabama Republican Gov. Kay Ivey has called for the legislature to convene a special session on February 4 to address growing concerns regarding the state’s prison overcrowding problem, reports The Outlook. The regular session will begin on February 4 and will immediately adjourn to call for a special session. The governor reportedly plans on endorsing a privatized approach to the problem of overcrowding and underfunding of prisons in the state.

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.
California Governor Newsom had a signing deadline on October 13.

The following states are currently holding 2019 interim committee hearings: Alabama, Alaska, Arizona, California Assembly and Senate, 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, prefiles and interim studies: Alabama House, Arkansas, Florida House and Senate, Iowa, Kentucky, Maine, Nebraska, New Hampshire, 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: Alabama House District 42, California Assembly District 1, Kentucky House districts 18 and 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, and Washington Senate District 40 and House District 13-Position 2 (November 5); Alabama House District 74 (November 12); and Tennessee House District 77 (December 19).