

REALTOR® Party State Legislative Monitor Weekly Report November 7, 2019

Rent Control

District of Columbia [B23 530](#) was introduced on November 5 by Councilmember Anita Bonds, D-At Large, and referred to the Housing and Neighborhood Revitalization Committee. This bill, known as the Rent Stabilization Affordability Qualification Amendment Act of 2019, specifies that units covered by the rent stabilization program may only be rented to tenants with a monthly adjusted gross income during the previous calendar year that is less than five times the monthly rent charged for the unit.

NAR Miscellaneous

Michigan [SB 253](#) is scheduled for a November 7 hearing in the Senate Judiciary and Public Safety Committee. This bill would prohibit individuals from bringing action to enforce an agreement, promise, or contract to pay a commission on the sale of an interest of real estate against the owner or purchaser unless the agreement is signed in writing by the party to be charged.

Seller Disclosures

New Jersey [SB 3990](#) is scheduled for a November 14 hearing in the Senate Community and Urban Affairs Committee. This bill would require property condition disclosure statements to indicate the presence of lead plumbing in residential property. A companion bill, [AB 5654](#), is pending in the Assembly Housing and Community Development Committee.

Electronic and Remote Notarization

Wisconsin [AB 293](#) passed the Assembly Local Government Committee unanimously on November 4, and was subsequently referred to the Assembly Rules 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 authorize online notaries to use an electronic seal in addition to an electronic signature. The bill would also create a remote notary council to examine the issue of remote notarizations. 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 where [Substitute Amendment 1](#) was offered on October 28. The amendment would create a remote notary council to examine the issue of remote notarizations.

Session Overview

Massachusetts, Michigan, New Jersey, 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.

North Carolina is in recess until November 13. **New Hampshire** and **New York** are in recess subject to the call of the chair.

Wisconsin Democratic Gov. Tony Evers has called the legislature to convene for a special session on November 7 to consider gun control measures. Governor Evers had threatened to call the special session for months citing a lack of bipartisan interest in addressing gun control legislation, including a red flag bill and a universal background check bill, reports [The Star Tribune](#).

The **North Carolina** legislature adjourned on October 31, putting a temporary end to one of the longest legislative sessions for the state, reports the [News Observer](#). The legislature is set to reconvene on November 13.

Illinois' held a veto session October 28-30 and is scheduled to reconvene the veto session November 12-14. One of the issues lawmakers will aim to pass include a law capping out-of-pocket insulin costs during the session, reports the [Herald Review](#).

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. **North Carolina** Democratic Gov. Roy Cooper has 10 days from presentment to act on legislation or it becomes law without signature.

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](#), [Kansas House](#), [Kentucky](#), [Maine](#), [Nebraska](#), [New Hampshire](#), [Oklahoma House](#) and [Senate](#), [Oregon](#), [Tennessee](#), [Utah](#) and [West Virginia](#).

Special Elections

Special elections were held in the following states on November 5: **Alabama**, **California**, **Kentucky**, **Missouri**, **New Jersey**, **New York**, **Texas** and **Washington**. You can view the results [here](#).

The following runoff elections will be held on the dates provided: **Louisiana** Senate District 16 and House districts 50, 62, 70, 71, and 88 (November 16), **Georgia** House District 152 (December 3), **Texas** House districts 28, 100 and 148 (on date to be determined by the governor).