

REALTOR® Party State Legislative Monitor Weekly Report November 14, 2019

Affordable Housing

Florida [SB 856](#) was prefiled on November 12 by Sen. Jason Pizzo, D-Miami, and will be formally introduced when the legislature convenes on January 14. This bill would create a 25-year property tax reduction for taxpayers building or renovating qualifying affordable housing units, elderly housing units, or workforce housing projects.

NAR Miscellaneous

Florida [HB 459](#) was prefiled on November 7 by Rep. Tobin Overdorf, R-Palm City, and provisionally referred to the House Commerce Committee. This bill would specify that zoning and development regulations relating to building design elements do not apply to one or two family dwellings unless a building is listed in the National Register of Historic Places, or the regulations are adopted pursuant to the National Flood Insurance Program.

Emotional Support Animals

Florida [HB 209](#) is scheduled for a November 14 interim hearing in the House Civil Justice Subcommittee. This bill would prohibit discrimination in housing rental to persons who use an emotional support animal. Such persons must be required to keep an emotional support animal in a dwelling upon request and without being required to pay extra compensation. Under this bill, landlords would be authorized to request written documentation relating to an emotional support animal. The bill would also establish penalties for misrepresentation of an emotional support animal.

Local Short-Term Rental

New Hampshire [SB 69](#) failed a vote unanimously in the Senate Election Law and Municipal Affairs Committee on November 12 and is likely dead. This bill would have explicitly granted municipalities the authority to regulated short-term rentals, including the licensing of such rentals and the imposing of fees.

Electronic and Remote Notarization

Wisconsin [AB 293](#) passed the Assembly on November 12 and was referred to the Senate, where it is awaiting committee referral. 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, 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.

Wisconsin convened for a special session on November 7 to consider gun control measures and was ended 30 seconds later. Democratic Gov. Tony 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 [Fox 6](#). Republican leadership in the Senate took action to end the special session immediately after it commenced.

The **North Carolina** legislature reconvened on November 13 following a two-week break. One of the issues that lawmakers will focus on is approving a new congressional district map, reports [The News & Observer](#).

Illinois reconvened its veto session on November 12 which will continue until November 14. One of the issues lawmakers will aim to pass include comprehensive legislative ethics reforms, 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, profiles 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

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).