Please note, FOCUS will not publish a report next week due to the Thanksgiving holiday. Your next report will be published on Thursday, December 5. The database will continue to be updated daily.

Affordable Housing

Florida SB 998 was prefiled on November 19 by Sen. Travis Hutson, R-Palm Coast Parkway, and will be introduced when the legislature convenes on January 14. This bill would allow a board of county commissioners to approve the development of affordable housing on any parcel of land that is zoned for residential, commercial or industrial use. It would also prohibit counties from collecting an impact fee, permit or inspection fee, tree mitigation fee, water and sewer connection fee or a proportional share contribution for the purpose of development of affordable housing.

Home Buying Programs

First-Time Home Buyer Savings Account

Ohio SB 139 was heard in the Senate Ways and Means Committee on November 19; however, the committee took no action on the bill and it remains pending. This bill would authorize income tax deductions for contributions to and earnings on savings accounts designated for the purchase of a first-time home.

NAR Miscellaneous

Florida SB 954 was introduced on November 5 by Sen. Keith Perry, R-Gainesville, and is awaiting committee referral. 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. A companion bill, HB 459, is pending in the House Commerce Committee.

Emotional Support Animals

Florida HB 209 passed the House Civil Justice Subcommittee on November 18 and is now awaiting consideration before the House Judiciary Committee. 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.

**Real Estate License Law**

**New Hampshire** [HB 355](#) passed the House Executive Departments and Administration Subcommittee on November 13 with amendments. As amended, the bill would allow individuals holding an active real estate license from another state to receive their license in New Hampshire by taking the state's portion of the licensing examination. It would also allow inactive real estate licensees to be compensated for previous licensed brokerage activities or referrals. If enacted, the bill would take effect 60 days after passage.

**Rent Control**

**Florida** [SB 954](#) was prefilled on November 13 by Sen. Victor Torres, D-Kissimmee, and will be introduced when the legislature convenes on January 14. This bill would eliminate a provision of state law which requires local rent control measures to expire within one year unless they are extended or renewed.

**Local Short-Term Rental**

**Arizona** [HB 2001](#) was prefilled on November 18 by Rep. Isela Blanc, D-Tempe, and will be introduced when the legislature convenes on January 13. This bill would repeal provisions of law enacted in 2016 that prohibit cities and towns from regulating short-term rentals in favor of a statewide licensing and regulatory regime.

**Seller Disclosures**

**New Jersey** [SB 3990](#) passed the Senate Community and Urban Affairs Committee on November 14 and is now awaiting a second reading in the Senate. 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.

**Session Overview**

**Massachusetts, 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.

**Michigan** is in recess until December 3. **New Hampshire** and **New York** are in recess subject to the call of the chair.

**West Virginia** Republican Gov. Jim Justice convened a special session on November 18 to deal with tourism tax credits, the expungement of DUI offenses and the state road fund, [WHSV](#) reports.
Illinois adjourned its fall veto session on November 14. Despite last-minute efforts to introduce a bill to clear the way for development of a Chicago casino, the legislation did not receive a vote, reports *The Daily Herald*.

The North Carolina legislature adjourned on November 15 after passing new congressional maps and authorizing the distribution of more disaster relief funds, reports *The News & Observer*. Democratic Gov. Roy Cooper had previously urged legislative leaders to remain in town to negotiate a teacher pay plan but negotiations broke down.

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 Carolina, 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, Arizona, Arkansas, Florida House and Senate, Georgia, Iowa, Kansas House, Kentucky, Maine, Nebraska, New Hampshire, New Mexico, Oklahoma House and Senate, Oregon, Tennessee, Utah, Virginia and West Virginia.

Special Elections


In the Senate, Republicans have won four of the five seats being contested including District 16, the only race between candidates of different parties. In the House, Republicans won 14 seats compared to nine for the Democrats with Rep. Roy Adams, I-Jackson, retaining his District 62 seat. According to *The Advocate*, Republicans came up two House seats short of the 70 needed to guarantee a supermajority in both chambers.
The following runoff elections will be held on the dates provided: **Georgia** House District 152 (December 3) and **Texas** House districts 28, 100 and 148 (on date to be determined by the governor).