

REALTOR® Party State Legislative Monitor Weekly Report January 2, 2020

Affordable Housing

New Hampshire [SB 487](#) was prefiled on December 23 by Sen. Martha Fuller Clark, D-Portsmouth, and will be introduced when the legislature convenes on January 8. This bill would eliminate the state's housing appeal board and, in its place, create a commission tasked with advancing affordable housing options in the state.

Wisconsin [AB 544](#) is scheduled for a January 7 hearing in 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.

Wyoming [HB 22](#) was prefiled on December 11 by the House Corporations Committee and will be introduced when the legislature convenes on February 10. This bill would prohibit municipalities from enacting affordable housing trust funds, or any fund aimed at acquiring land for affordable housing or constructing affordable or workforce housing.

Growth Management

Several **Massachusetts** bills passed the Joint Housing Committee on December 23:

- [HB 1251](#) passed the committee and was then referred to the House Ways and Means Committee. This bill would require designated cities to provide at least one district in which multi-family housing is a permitted use.
- [HB 1280](#) passed the committee and was then referred to the House Steering, Policy and Scheduling Committee. This bill would allow a smart growth zoning district or started home zoning district to be adopted, amended or repealed by a simple majority vote of a town or city council.
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- [HB 1282](#) passed the committee and was then referred to the House Ways and Means Committee. This bill would prohibit zoning ordinances from unreasonably regulating the location, dimensions or design of an accessory dwelling unit.
- [HB 1288](#) was redrafted as [HB 4262](#) and then referred to the House Ways and Means Committee. This bill would make changes to state law relating to zoning for multifamily residences.

- [HB 1290](#) passed the committee and was then referred to the House Ways and Means Committee. This bill would establish a community housing development demonstration program in the state.
- [HB 3507](#) was redrafted as [HB 4263](#) and was then referred to the House Ways and Means Committee. This bill would allow municipalities to make numerous types of changes to local zoning laws by a simple majority vote; currently a two-thirds supermajority is required to make such changes.
- [HB 775](#) was redrafted as [SB 2443](#) and was then referred to the Senate Ways and Means Committee. This bill would allow specified changes to municipal zoning ordinances to be adopted by a simple majority vote.
- [SB 779](#) passed the committee and was then referred to the Senate Ways and Means Committee. This bill would create a multifamily housing incentive pilot program.
- [SB 780](#) passed the committee and was then referred to the Joint Rules Committee. This bill would allow specified changes to municipal zoning ordinances to be adopted by a simple majority vote.

New Hampshire [SB 475](#) was prefiled on December 20 by Sen. Jeb Bradley, R-Wolfeboro, and will be introduced when the legislature convenes on January 8. This bill would authorize municipalities to adopt a property tax credit for the construction of densely-built workforce housing.

Emotional Support Animals

New York [SB 7062](#) was prefiled on December 21 by Sen. Rich Funke, R-Rochester, and will be introduced and referred to the Senate Codes Committee when the legislature convenes on January 8. This bill would prohibit the misrepresenting of a companion animal as a service animal for personal benefit.

Local Short-Term Rentals

New Hampshire [SB 458](#) was prefiled on December 20 by Sen. Jeb Bradley, R-Wolfeboro, and will be introduced when the legislature convenes on January 8. This bill would prohibit municipalities from prohibiting short-term rentals.

Electronic and Remote Notarization

Missouri [HB 1874](#) was prefiled on December 23 by Rep. David Gregory, R-St. Louis, and will be introduced when the legislature convenes on January 8. This bill would make numerous changes to law relating to notaries public in the state, including authorizing and creating rules for electronic notarizations.

Session Overview

Massachusetts and **New Jersey** are in regular session. **Puerto Rico** and the **U.S. Congress** are also in regular session.

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

The following states adjourned their 2019 sessions on the dates provided: The **District of Columbia** Council, **Michigan, Ohio, Pennsylvania** and **Wisconsin** (December 31) and **Massachusetts** (January 1).

The following states are scheduled to adjourn their 2019 sessions on the dates provided: **U.S. Congress** (January 3); **New York** (January 8) and **New Jersey** (January 14).

The following states are expected to convene their 2020 sessions on the dates provided: **California, Idaho, Ohio** and the **U.S. Congress** (January 6); the **District of Columbia** Council, **Kentucky, Mississippi, Pennsylvania** and **Rhode Island** (January 7); **Colorado, Illinois, Maryland, Michigan, Missouri, Nebraska, New York, North Carolina, Vermont, Virginia** and **West Virginia** (January 8); **Arizona, Georgia, Indiana, Iowa, Kansas** and **Washington** (January 13); **Delaware, Florida, New Jersey, South Carolina, South Dakota, Tennessee** and **Wisconsin** (January 14); and **Hawaii** (January 15).

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.

Ohio Republican Gov. Mike DeWine has until January 10 to sign or veto legislation or it becomes law without signature. **Pennsylvania** Democratic Gov. Tom Wolf has until January 30 to act on a bill or it comes law without signature. **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. **District of Columbia** Democratic Mayor Muriel Bowser has 10 days from presentment, not including weekends or holidays, to sign or veto a bill or it becomes law without signature. **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. **Massachusetts** Republican Gov. Charlie Baker has 10 days after a bill has been presented to either sign or veto the measure or it becomes law without signature. **Michigan** Democratic Gov. Gretchen Whitmer has 14 days from presentment to sign or veto legislation or it is pocket vetoed. **North Carolina** Democratic Gov. Roy Cooper has 10 days from presentment to act on legislation or it becomes law without signature. **West Virginia** Republican Gov. Jim Justice has five days from presentment to sign or veto legislation or it becomes law without signature. **Wisconsin** Democratic Gov. Tony Evers has six days, Sundays excepted, 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](#), [Indiana](#), [Iowa](#), [Kansas House](#), [Kentucky](#),

[Maine](#), [Maryland](#), [Missouri House](#) and [Senate](#), [Nebraska](#), [New Hampshire](#), [New Mexico](#), [Oklahoma House](#) and [Senate](#), [Oregon](#), [South Carolina](#), [Tennessee](#), [Utah](#), [Virginia](#), [Washington](#) and [West Virginia](#).

Special Elections

Texas House District 28 will hold a special election on January 28. House districts 100 and 148 will hold special elections on a date to be determined by the governor.