Affordable Housing

**California AB 725** is scheduled for a January 15 hearing in the Assembly Housing and Community Development Committee. This bill would prohibit more than 20 percent of a suburban or metropolitan jurisdiction’s share of the regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family housing.

**Florida SB 998** is scheduled for a January 13 hearing in the Senate Community Affairs Committee. 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.

**Vermont SB 237** was introduced on January 7 by Sen. Michael Sirotkin, D-South Burlington, and referred to the Senate Economic Development, Housing and General Affairs Committee. This bill would make numerous changes to state law regarding affordable housing, including promoting inclusionary growth, prohibiting certain restrictive covenants and creating specified permit exemptions for affordable housing projects.

**Virginia HB 545** was introduced on January 8 by Del. Betsy Carr, D-Richmond, and is awaiting committee referral. This bill would require cities and towns in the state to develop and implement housing plans that address the supply of affordable housing in their communities. These plans must be reviewed and revised at least once every five years.

**Virginia HB 765** was introduced on January 8 by Del. Robert Orrock, R-Thornburg, and is awaiting committee referral. This bill would authorize municipalities to designate zones specifically for affordable housing within its own residential districts.

**Virginia HB 854** was introduced on January 8 by Del. Kathleen Murphy, D-McLean, and is awaiting committee referral. This bill would direct the Department of Housing and Community Development and the Virginia Housing and Development Authority to perform a study on ways to incentivize the development of affordable housing in the state.

**Virginia HB 1101** was introduced on January 8 by Del. Betsy Carr, D-Richmond, and is awaiting committee referral. This bill would allow municipalities to adopt affordable dwelling unit ordinances. These ordinances would be required to address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of housing affordable to low- and moderate-income citizens by providing for increases in density to the applicant in exchange for the applicant voluntarily electing to provide such affordable housing.
**Washington** HB 1938 is scheduled for January 14 and 17 hearings in the House Housing, Community Development and Veterans Committee. This bill would allow cities and counties to apply to the state for a remittance of the state’s sales tax to be used on the construction of local infrastructure to support the development of affordable housing, workforce housing and revitalization efforts.

**Growth Management**

**California** AB 953 is scheduled for a January 15 hearing in the Assembly Housing and Community Development Committee. This bill would automatically approve permits for the creation of an accessory dwelling unit if a local agency does not act on the permit within 60 days.

**California** AB 1315 was introduced on January 7 by Asm. Tasha Boerner Horvath, D-Oceanside, and referred to the Assembly Housing and Community Development Committee. This bill would promote the construction of affordable housing by eliminating minimum lot sizes and allowing affordable housing units to be constructed in lots where otherwise prohibited.

**Emotional Support Animals**

**Kentucky** HB 16 was introduced on January 7 by Rep. Kim King, R-Harrodsburg, and referred to the House Judiciary Committee. This bill would prohibit the misrepresentation of animals as service animals for the purpose of obtaining any rights or benefits afforded to an individual with a legitimate service animal.

**Real Estate License Law**

**California** AB 687 is scheduled for a January 18 hearing in the Assembly Judiciary Committee. This bill would authorize limited liability companies to become licensed as real estate brokers.

**Indiana** HB 1008 was introduced on January 6 by Rep. Martin Carbaugh, R-Fort Wayne, and referred to the House Employment, Labor and Pensions Committee. This bill would require a board that issues licenses for regulated professions to issue a license to an individual who is licensed in another state, has established residency, has passed a substantially equivalent examination, has been in good standing, pays a fee and completes the licensure application form.

**Seller Disclosures**

**Florida** SB 1474 was prefiled on January 7 by Sen. Annette Taddeo, D-Miami, and will be introduced when the legislature convenes on January 14. This bill would require sellers of real property to disclose to prospective buyers if the property has ever suffered water damage from a flood, if the property ever had standing water for more than 48 hours following heavy rain, or if any portion of the property is located in a FEMA designated flood hazard zone.

**Vermont** HB 584 was introduced on January 7 by Rep. James McCulough, D-Montpelier, and referred to the House Natural Resources, Fish and Wildlife Committee. This bill would require a seller of real
property to disclose to potential buyers whether any water within a five mile radius tested positive for cyanobacteria in the previous five years.

**Virginia HB 1161** was introduced on January 8 by Del. Alfonso Lopez, D-Arlington, and is awaiting committee referral. This bill would require sellers of residential properties, if they have knowledge of lead pipes on the property, to disclose this fact in writing to prospective buyers.

### Local Short-Term Rental

**Indiana HB 1123** was introduced on January 8 by Rep. Carolyn Jackson, D-Hammond, and referred to the House Local Government Committee. This bill would prohibit the offering of a property as a short term rental if that property is designated as affordable or subject to rental assistance, subject to any law that prohibits leasing or subleasing or is designated an unsafe building. It would also require listings for short-term rentals to display a permit issue and authorize housing units to regulate or prohibit short-term rentals.

**Vermont HB 567** was introduced on January 7 by Rep. James Harrison, R-Chittenden, and referred to the House General, Housing and Military Affairs Committee. This bill would give municipalities the authority to license or regulate the operation of short-term rentals within the municipality.

### Session Overview

- **California, Colorado, Idaho, Illinois, Indiana, Kentucky, Maine, Maryland, Massachusetts, Michigan, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Vermont, Virginia and West Virginia** are in regular session. The District of Columbia Council, Puerto Rico and U.S. Congress is also in regular session.

The following states adjourned their 2019 sessions on the dates provided: U.S. Congress (January 3) and New York (January 8).

**New Jersey** is scheduled to adjourn its 2019 session on January 14.

The following states are expected to convene their 2020 sessions on the dates provided: Arizona, Georgia, Iowa, Kansas and Washington (January 13); Delaware, Florida, New Jersey, North Carolina, South Carolina, South Dakota, Tennessee and Wisconsin (January 14); Hawaii (January 15), New Mexico and Alaska (January 21), Utah (January 27), Oklahoma and Oregon (February 3) and Alabama (February 4).

**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. **North Carolina** Democratic Gov. Roy Cooper has 10 days from presentment to act on 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**, **Connecticut**, **Delaware**, **Florida** House, **Georgia** House and Senate, **Hawaii**, **Iowa**, **Kansas**, **Louisiana**, **Montana**, **Nevada**, **New Mexico**, **North Carolina**, **North Dakota**, **Oklahoma** House and Senate, **South Carolina** House and Senate, **South Dakota**, **Tennessee**, **Texas** House, **Utah**, **Washington** 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, **New Mexico**, **Oklahoma** House and Senate, **Oregon**, **South Carolina**, **South Dakota**, **Tennessee**, **Utah**, and **Washington**.

**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.