Affordable Housing

Massachusetts HB 4115 is scheduled for a hearing in the Joint Housing Committee on December 17. This bill would authorize the city of Boston to regulate the zoning of housing, commercial and institutional developments in the city to promote affordable housing throughout the city.

NAR Miscellaneous

Michigan SB 253 passed the Senate on December 5 and was referred to the House, where it is now pending in the House Judiciary 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.

Emotional Support Animals

Michigan HB 4910 and HB 4911 were heard in the House Judiciary Committee on December 10 and are pending committee action. Committee minutes are available here. Text of Substitute Amendment 1 for HB 4910 is available here. The bills would prohibit the misrepresentation of animals as emotional support animals and would authorize the termination of a tenant’s lease for the misrepresentation of an emotional support animal.

Opportunity Zones

An amendment for Wisconsin SB 440 was offered in the Senate Agriculture, Revenue and Financial Institutions Committee on December 11 and is pending committee action. Text of the amendment is available here. This bill would provide income and franchise tax benefits for investment in Wisconsin opportunity zones and provide a penalty.

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.

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

Utah convened December 12 to consider a sweeping tax reform plan, reports The Salt Lake Tribune. GOP leaders hope to pass a net tax cut of up to $124 million before the start of the new year, when the entire House and half the Senate are up for re-election.
The **West Virginia** House will meet for a special session on December 16 to consider a tax credit bill, a proposal to stop expunging DUI convictions, and a measure to allow the state to pay off a road bond, reports **WOAY**.

**Connecticut** Democratic Gov. Ned Lamont has called a special session for December 18 to vote on highway tolls, a comprehensive settlement of a long-running lawsuit by hospitals against the state, and a resolution between restaurant owners and workers over wages for employees who receive tips, reports **The CT Mirror**.

**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**, **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**, **Missouri** House and **Senate**, **Nebraska**, **New Hampshire**, **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.