Affordable Housing

**California** AB 725 passed the Assembly Local Government Committee on January 15 and was subsequently referred to the Assembly Appropriations Committee. This bill would require at least 50 percent of a suburban or metropolitan jurisdiction’s share of the regional housing need for above moderate-income housing from being allocated to sites that allow at least two, but no more than 20, units of housing.

**Georgia** HB 749 was introduced on January 13 by Rep. Josh McLaurin, D-Sandy Springs, and is awaiting committee referral. This bill would provide for the protection of naturally occurring affordable housing and naturally occurring workforce housing in certain designated areas and limit local government from taking certain actions that allow for the destruction or redevelopment of naturally occurring affordable housing and naturally occurring workforce housing. Naturally occurring affordable housing is defined in the bill as rental properties that maintain affordable rents, without federal housing subsidies to households making less than 60 percent of the county’s median income.

**Hawaii** SB 2037 was introduced on January 15 by Sen. Stanley Chang, D-Hawaii Kai, and is awaiting committee referral. This bill would prohibit counties from disapproving of or imposing additional requirements on affordable housing developments unless the county meets certain specified conditions.

**Indiana** HB 1134 was introduced on January 8 by Rep. Justin Moed, D-Indianapolis, and referred to the House Ways and Means Committee. This bill would allow cities to establish a program for residential housing development and a tax increment funding allocation area for the program if the average of new, residential houses constructed in the consolidated city in each of the preceding three years is less than 1 percent of the total number of residential houses located in the city.

**Indiana** SB 123 was introduced on January 13 by Sen. Travis Holdman, R-Wells, and was referred to the Senate Housing Committee. This bill would provide an affordable and workforce housing state tax credit against state tax liability to a taxpayer for each taxable year in the state tax credit period of a qualified project in an aggregate amount that does not exceed the product of a percentage between 40 percent and 100 percent and the amount of the taxpayer's aggregate federal tax credit for the qualified project.

**Vermont** HB 738 was introduced on January 16 by Rep. David Yacovone, D-Morrisville, and is awaiting committee referral. This bill would impose an occupancy fee of $2.00 per night for the purpose of supporting affordable housing programs in the state.

**Growth Management**

**Virginia** HB 1101 was referred to the House Counties, Cities and Towns Committee on January 13. This bill would allow municipalities to create an affordable housing dwelling unit program. The programs
would be aimed at addressing 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.

**Washington** [HB 1353](#) was introduced on January 13 by Rep. Brandon Vick, R-Vancouver, and was referred to the House Environment and Energy Committee. This bill would allow local governments to authorize the development and placement of accessory apartments within or outside urban growth areas.

### NAR Miscellaneous

A substitute for **Florida** [HB 459](#) passed the House Business and Professions Subcommittee of the House Commerce Committee unanimously on January 15; however, the text of this substitute has not yet been made available. As introduced, 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 similar bill, [SB 954](#), is pending in the Senate Community Affairs Committee.

**Georgia** [HB 23](#) was recommitted to the Senate on January 13. This bill would authorize electric membership corporations and their affiliates to provide broadband service.

**Georgia** [HB 184](#) was recommitted to the Senate on January 13. This bill would seek to streamline the deployment of wireless broadband facilities in public rights of way in the state.

### Emotional Support Animals

**Florida** [HB 209](#) is scheduled for a January 16 hearing in the House Children, Families and Seniors Subcommittee of 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. A companion, [SB 1084](#), passed the Senate Agriculture Committee on January 14.

### Real Estate License Law

**California** [AB 687](#) passed the Assembly Judiciary Committee on January 14 and was subsequently referred to the Assembly Appropriations Committee. This bill would authorize limited liability companies to become licensed as real estate brokers.

**California** [AB 953](#) passed the Assembly Local Government Committee on January 15 and was subsequently referred to the Assembly Appropriations 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.
New Jersey AB 1526 passed the legislature on January 13 and is awaiting enrollment and transmission to Democratic Gov. Phil Murphy. Governor Murphy has a deadline of January 21 to take action on this bill or it will be pocket vetoed. This bill would exclude real estate commission licensees from the scope of freelance workers.

Rent Control

Pennsylvania HB 2190 was introduced on January 10 by Rep. Greg Rothman, R-Camp Hill, and referred to the House Urban Affairs Committee. This bill would prohibit municipalities in the state from enacting, maintaining or enforcing any type of rent or price control ordinance.

Seller Disclosures

South Carolina SB 899 was introduced on January 14 by Sen. Paul Campbell, R-Goose Creek, and referred to the Senate Judiciary Committee. This bill would require sellers of real property to disclosure in writing to a purchaser information concerning the existence and operation status of all known wells on the property.

Homeowners’ Associations

Georgia SB 178 was recommitted to the Senate on January 13. This bill would make changes to rules regarding statements of accounts for fees made by homeowners’ associations to members and outlines the forms and methods that associations must follow in providing such notices to members.

Local Short-Term Rental

Arizona HB 2176 was introduced on January 14 by Rep. Isela Blanc, D-Tempe, and is awaiting committee referral. This bill would prohibit counties from restricting or regulating vacation rentals or short-term rentals owned by individuals who do not use the property as a primary or secondary residence.

Electronic and Remote Notarization

Colorado SB 96 was introduced on January 14 by Sen. Robert Rodriguez, D-Denver, and referred to the Senate Judiciary Committee. This bill would authorize notaries public to perform remote notarizations on behalf of individuals who are not in the notary’s physical presence, but only on an electronic document. The notarizations must be performed using real-time audio-video communication.

Session Overview

Arizona, California, Colorado, Delaware, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Wisconsin, Vermont, Virginia, Washington and West Virginia are in regular session. The District of Columbia Council, Puerto Rico and U.S. Congress is also in regular session.
North Carolina convened on January 14 and adjourned later that day; with the Senate failing to override Democratic Gov. Roy Cooper’s veto of a teacher pay raise bill, reports *The News & Observer*. The legislature is in recess until April 28.

New Jersey adjourned its 2019 session on January 14.

The following states are expected to convene their 2020 sessions on the dates provided: New Mexico and Alaska (January 21), Utah (January 27), Oklahoma and Oregon (February 3), Alabama (February 4), Connecticut (February 5), Wyoming (February 10) and Minnesota (February 11).

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.

New Jersey Democratic Gov. Phil Murphy has until January 21 to act on 2018-2019 bills that passed the legislature after January 4 or they are pocket vetoed. Alaska Republican Gov. Mike Dunleavy has 20 days from delivery, Sundays excepted, to act on legislation 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. 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 2020 interim committee hearings: Alabama, Alaska, Connecticut, Louisiana, Montana, Nevada, New Mexico, North Dakota, Oklahoma House and Senate, Texas House, Utah, and Wyoming.

The following states are currently posting 2020 bill drafts, prefiles and interim studies: Alabama House, Alaska, Arkansas, New Mexico, Oklahoma House and Senate, Oregon, and Utah.

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.