Affordable Housing

**California AB 725** is scheduled for a January 23 hearing in 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.

**California AB 953** is scheduled for January 23 hearing in 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.

**Indiana SB 138** is scheduled for a January 23 hearing in the Senate Local Government Committee. This bill would authorize municipalities to adopt or enforce a comprehensive plan or zoning ordinance that prohibits the plans and specifications for a proposed residential structure solely because the proposed residential structure is a manufactured home.

**Vermont SB 237** is scheduled for a January 24 hearing in 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 765** was referred to the House Counties, Cities and Towns Committee on January 21. This bill would authorize municipalities to designate zones specifically for affordable housing within its own residential districts.

**Washington HB 1938** is scheduled for a January 24 hearing 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.

**Wisconsin AB 544** passed the Assembly on January 21 and was transmitted to the Senate, where it is awaiting committee referral. 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.

Growth Management

**Massachusetts HB 3883** passed the Joint Municipalities and Regional Government Committee on January 21 and was subsequently referred to the House Ways and Means Committee. This bill would authorize
municipalities to adopt an ordinance or by-law allowing for inclusionary zoning by a simple majority vote.

**NAR Miscellaneous**

**Florida** [SB 1336](#) is scheduled for a January 27 hearing in the Senate Community Affairs Committee. This bill would prohibit local governments from imposing licensure requirements on regulated professions.

**Oklahoma** [SB 1671](#) was prefiled on January 21 by Sen. Joe Newhouse, R-Broken Arrow, and will be introduced when the legislature convenes on February 3. This bill would prohibit municipalities from regulating the design elements of single-family residential housing. Two similar bills, [SB 1684](#) and [SB 1713](#), were also prefiled.

**Emotional Support Animals**

**Florida** [HB 209](#) passed the House Children, Families and Seniors Subcommittee on January 17 and was referred to the House Judiciary Committee for consideration. 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.

**Illinois** [HB 4124](#) was introduced on January 16 by Rep. Tom Demmer, R-Dixon. This bill would create a crime of the misrepresentation of a service animal when an individual knowingly represents, expressly or impliedly, that the animal is a service animal for the purpose of securing the rights and privileges afforded to a person with a disability accompanied by a service animal.

**Tennessee** [HB 1661](#) was introduced on January 16 by Rep. Andrew Farmer, R-Sevierville, and referred to the House Commerce Committee. This bill would create a criminal offence of the misrepresentation of a service or support animal.

**Real Estate License Law**

**California** [AB 687](#) is scheduled for a January 23 hearing in the Assembly Appropriations Committee. This bill would authorize limited liability companies to become licensed as real estate brokers.

**Local Short-Term Rental**

**Hawaii** [HB 1773](#) was introduced on January 16 by the Maui City Council and referred to the House Tourism and International Affairs Committee. This bill would authorize municipalities and counties to enact ordinances regulating hosting platforms for short-term rentals.

**Virginia** [HB 1685](#) was introduced on January 7 by Del. Barry Knight, R-Virginia Beach, and referred to the House Counties, Cities and Towns Committee. This bill would provide that no municipality could
require a person to register a short-term rental pursuant to the locality's land use and zoning authority if the person meets certain criteria set out in the bill.

**Electronic Notarization**

Georgia HB 785 was introduced on January 16 by Rep. Joseph Gullett, R-Dallas, and is awaiting committee referral. This bill would provide for electronic and remote notarizations in the state, and create a regulatory regime relating to such notarizations.

**Session Overview**

Alaska, 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 Mexico, New York, Ohio, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Vermont, Virginia, Washington, West Virginia, and Wisconsin 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.

The following states are expected to convene their 2020 sessions on the dates provided: Utah (January 27), Oklahoma and Oregon (February 3), Alabama (February 4), Connecticut (February 5), Wyoming (February 10), Minnesota (February 11), Louisiana (March 9) and Arkansas (April 8).

Wisconsin Democratic Gov. Tony Evers used his State of the State address to announce a special session of the legislature to address the state's farm crisis, reports WXOW. Planned for next week, Governor Evers states that the special session will be part of a three-pronged plan on rural and agriculture revitalization.

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.

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 2020 interim committee hearings: Alabama, Connecticut, Louisiana, Montana, Nevada, 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, Arkansas, 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.