

REALTOR® Party State Legislative Monitor Weekly Report August 18, 2022

Our comprehensive briefing on [COVID-19 Remote Notarization Orders](#) outlines state action to allow remote notarization during the ongoing pandemic. This document is updated weekly. Updates this week include: *No updates this week.*

Affordable Housing

California [AB 1961](#) was heard on August 11 in the Senate Appropriations Committee and was retained by the committee for further consideration. This bill would require the Department of Housing and Community Development to create an online database of statewide affordable housing listings, information and applications. The database would be required to make it simpler for individuals to find and apply for affordable housing throughout the state.

California [AB 2011](#) passed a second reading in the Senate on August 15 and was ordered to a third reading in that chamber. This bill would create a ministerial, streamlined approval process for 100 percent affordable housing in commercially zoned areas and for mixed-income housing along commercial corridors.

California [AB 2653](#) passed a second reading in the Senate on August 15 and was ordered to a third reading in that chamber. This bill would authorize the Department of Housing and Community Development to reject the housing element portion of a municipalities annual progress report.

California [SB 6](#) passed a second reading in the Assembly on August 16 and was ordered to a third reading in that chamber. This bill would enact the “Neighborhood Homes Act,” which would authorize housing development projects within certain commercial zones where office and retail use is permitted.

California [SB 897](#) passed a second reading in the Assembly on August 11 and was ordered to a third reading in that chamber. This bill would make numerous changes regarding accessory dwelling units, including increasing the maximum height limit to 25 feet, make changes to fire sprinkler requirements, and would establish requirements for junior accessory dwelling units.

New York [AB 10668](#) was referred to the Assembly Local Governments Committee on August 12. This bill would require municipalities to allow the construction of affordable housing with at least 25 units within a half-mile of a transportation hub.

Home Buying Programs

California [AB 1654](#) is scheduled for an August 18 third reading in the Senate. This bill would increase low-income housing tax credits for farmworker housing and require the Department of Housing and Community Development to create a strategy to address farmworker housing needs.

Remote and Electronic Notarization

District of Columbia [B24-457](#) was transmitted to Congress on August 9; the bill has a projected enactment date of November 10. This act will authorize and regulate remote online notarizations in the district, including for both electronic documents and paper documents, or remote ink notarizations.

Overview

California is in regular session. District of Columbia Council and the U.S. Congress are also in session.

The following states are in recess until the dates provided: New Jersey (September 6), Michigan (September 7), the Pennsylvania House (September 12), the Ohio House (September 14), the Pennsylvania Senate (September 19) and the Ohio Senate (September 21).

California is scheduled to adjourn its legislative session sine die on August 31.

Michigan lawmakers reconvened the regular session for one day on August 17, both chambers recessed again until September 7.

North Carolina was scheduled to adjourn on July 1, however, the [adjournment resolution](#) calls for the regular session to reconvene for mini sessions over the coming months. The next three-day session is scheduled for August 23.

Arkansas legislators concluded their special session on August 11 after accomplishing all items on Republican Gov. Asa Hutchinson's agenda, reports [40/29 News](#). The legislature passed Governor Hutchinson's tax cut plan and appropriated \$50 million for a school safety grant program.

Alaska Republican Gov. Mike Dunleavy has 20 days from presentment, Sundays excluded, to act on legislation or it becomes law without signature. Delaware Democratic Gov. John Carney has 10 days from presentment, Sundays excepted, to act on legislation or it becomes law without signature. New Hampshire Republican Gov. Chris Sununu has five days from presentment to act on legislation or it is pocket vetoed. New York Democratic Gov. Kathy Hochul has 10 days from presentment, 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. Rhode Island Democratic Gov. Daniel McKee has six days from presentment, Sundays excepted, to act on legislation or it becomes law without signature.

Interim Committees/Prefiles

The following states are currently holding 2022 interim committee hearings: [Alabama](#), [Alaska](#), [Arizona](#), [Arkansas](#), [Colorado](#), [Connecticut](#), [Delaware](#), [Hawaii](#), [Georgia](#), [Idaho](#), Illinois [House](#) and [Senate](#), [Indiana](#), [Iowa](#), [Kansas](#), [Kentucky](#), [Louisiana](#), [Maine](#), [Maryland](#), [Massachusetts](#), Missouri [House](#) and [Senate](#), [Minnesota](#), Mississippi [House](#) and [Senate](#), [Montana](#), [Nebraska](#), [Nevada](#), New Hampshire [House](#) and [Senate](#), [New Mexico](#), [North Dakota](#), [Ohio](#), [Oregon](#), [Rhode Island](#), South Carolina [House](#) and [Senate](#), [South Dakota](#), [Tennessee](#), Texas [House](#) and [Senate](#), [Utah](#), [Vermont](#), [Virginia](#), [Washington](#), [West Virginia](#), [Wisconsin](#) and [Wyoming](#).

The following states are currently posting 2023 bill drafts, prefiles and interim studies: [Florida](#), [Kentucky](#), [Montana](#), [Nevada](#), [North Dakota](#), [Utah](#), [Virginia](#) and [Wyoming](#).

Primary Elections

Hawaii held statewide primaries on August 13. Seven democrats competed to replace term limited Democratic Gov. David Ige, but it was Lt. Gov. Josh Green who won the nomination with 63 percent of the vote. On the other side of the aisle, former Lt. Gov. Duke Aiona won the similarly crowded Republican primary with 50 percent of the vote, reports [The New York Times](#). The November gubernatorial election will be a battle of the former lieutenant governors and Democrat Sylvia Luke will face Republican Seaula Tupai for the vacant lieutenant governor position. Further down ballot redistricting forced two incumbent state senators to face off for District 1. Longtime Sen. Lorraine Inouye won the Democratic primary over first-time Sen. Laura Acasio, who was the incumbent for District 1. Incumbent Sen. Bennette Misalucha, not even halfway through her first term, also lost the Democratic primary to City Councilor Brandon Elefante in District 16.

Alaska held gubernatorial and legislative primaries on August 16. Republican Gov. Mike Dunleavy, endorsed by Trump, faced nine candidates in the state's top-four open primary for his reelection bid. Governor Dunleavy came out on top with 42 percent of the vote and will be joined by nonpartisan candidate Bill Walker, former governor from 2014 to 2018, and Democratic candidate Les Gara, a former state House member, in November, reports [The New York Times](#). There is a competition between Republican Charlie Pierce and Republican Christopher Kurka to fill the fourth spot. Elsewhere, only the race for the House District 35 primary in Fairbanks was contested. Republican Kevin McKinley and Democrat Ashley Carrick were the top two candidates in a five-candidate field and will face off in November for the seat.

Wyoming held statewide primaries on August 16. Republican Gov. Mark Gordon easily won his primary for reelection with 63 percent of the vote, as reported by [CNN Politics](#). Governor Gordon will face Democratic nominee Theresa Livingston in the November

general election. In the state legislature, nine Republicans lost their primaries, three in the Senate and six in the House. No Democratic incumbents were defeated.

The following states will hold primaries on the dates provided: Florida, New York and Oklahoma (August 23).