

REALTOR® Party State Legislative Monitor Weekly Report September 16, 2021

Our comprehensive briefing on [COVID-19 Remote Notarization Orders](#) outlines state action to allow remote notarization during the ongoing pandemic. This document is updated daily. Recent updates include: **Vermont**.

Affordable Housing

California [AB 68](#) was concurred on September 9 and is now awaiting enrollment and transmission to Democratic Gov. Gavin Newsom. As passed the legislature, this bill would make changes to the statewide housing plan and require the Department of Housing and Community Development to report, no later than January 1, 2023, on the needed inventory of affordable housing units needed in the state, the estimated cost for such units and any financial resources available to develop such units.

California [AB 215](#) passed the Senate on September 9 and was returned to the Assembly for concurrence of Senate amendments. As passed the Senate, this bill would provide the Department of Housing and Community Development with increased enforcement authority for local violations of state housing laws. An in-depth analysis of the provisions of this bill can be found [here](#).

California [AB 345](#) was presented to Democratic Gov. Gavin Newsom on September 10. Governor Newsom has a deadline of September 22 to act on this bill or it will become law without his signature. As passed by the legislature, this bill would allow accessory dwelling units to be sold or conveyed separately from a private residence to a qualified buyer.

California [AB 721](#) was presented to Democratic Gov. Gavin Newsom on September 10. Governor Newsom has a deadline of September 22 to act on this bill or it will become law without his signature. As passed by the legislature, this bill would prohibit and render unenforceable any private covenants, restrictions or limits on the number or size of residences or occupants on land to be used for affordable housing.

California [AB 787](#) was concurred on September 9 and is now awaiting enrollment and transmission to Democratic Gov. Gavin Newsom. As passed the legislature, this bill is now awaiting a third reading in the Senate. This bill would authorize cities and counties to receive credit towards their regional housing need for the conversion of above moderate-income units to low, very low- and moderate-income units.

California [AB 1029](#) was presented to Democratic Gov. Gavin Newsom on September 10. Governor Newsom has a deadline of September 22 to act on this bill or it will become law without his signature. As passed by the legislature, this bill would expand the list of “pro-housing” policies of the Department of Housing and Community Development to include the preservation of affordable housing units through the extension of existing rental assistance covenants.

California AB 1584 was concurred on September 9 and is now awaiting enrollment and transmission to Democratic Gov. Gavin Newsom. Among other provisions, this bill would make changes to state law relating to real estate deed restrictions and restrictive covenants, local planning and zoning and low-income housing tax credits. An in-depth committee analysis of the bill can be found [here](#).

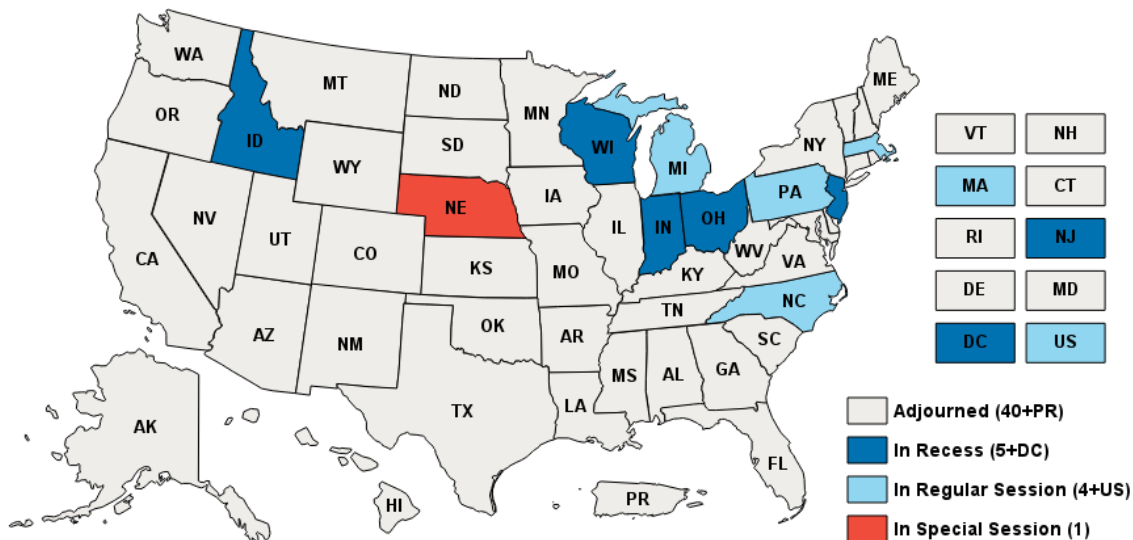
California SB 8 was presented to Democratic Gov. Gavin Newsom on September 9. Governor Newsom has a deadline of September 21 to act on this bill or it will become law without his signature. This bill would extend the sunset date of the Housing Crisis Act of 2019 to January 1, 2030, extending prohibitions on certain zoning actions by municipalities.

California SB 478 was concurred on September 9 and is now awaiting enrollment and transmission to Democratic Gov. Gavin Newsom. As passed the legislature, this bill would prohibit local governments from imposing certain floor area ratio standards on housing projects of between three and 10 units.

Remote Notarization

New Hampshire HB 287 is scheduled for a September 28 executive session in the House Judiciary Committee. This bill would establish procedures and requirements for remote notarizations in the state.

States in Session



Overview

Massachusetts, Michigan, North Carolina and Pennsylvania are in regular session. The **U.S. Senate** is also in session.

The following legislatures are in recess until the dates provided: **U.S. House** (September 20), **Ohio** (September 22), **Wisconsin** (September 28), **District of Columbia** Council (October 5), **Indiana** and **New Jersey** (TBD) and **Idaho** House (call of the speaker).

The **California** legislature adjourned sine die on September 10.

Nebraska convened on September 13 for a special session, reports [The Lincoln Journal Star](#). The purpose of the special session will be redistricting the boundaries of Supreme Court judicial districts, Public Service Commission districts, Board of Regents of the University of Nebraska districts, state Board of Education districts, legislative districts and congressional districts.

Oregon will meet for a special session beginning on September 20, reports [The East Oregonian](#). The purpose of this special session will be to find agreement on new legislative and congressional districts.

Texas Republican Gov. Greg Abbott called for a third special session to focus on redistricting, restrictions on transgender student athletes and the ongoing COVID-19 pandemic, reports [The Texas Tribune](#). This special session is scheduled to meet on September 20.

Iowa Republican Gov. Kim Reynolds announced she is calling the legislature into special session on October 5 to begin the redistricting process, [Iowa Public Radio](#) reports.

Kentucky adjourned a three-day special session on September 9 after implementing new strategies to mitigate COVID-19 and providing relief to institutions strained by the pandemic, reports [The River City News](#).

Alaska adjourned its third special session on September 13. According to [The Alaska Journal of Commerce](#), Republican Gov. Mike Dunleavy has announced he will not veto the recently passed permanent fund dividend and will call the legislature back for a fourth special session beginning October 1.

Alaska Republican Gov. Mike Dunleavy has 20 days after delivery, Sundays excepted, to sign or veto legislation or it becomes law without signature. **California** Democratic Gov. Gavin Newsom has 30 days to sign any bill that was passed by the legislature prior to adjournment but delivered after adjournment or it becomes law without signature. **Illinois** Democratic Gov. J.B. Pritzker has 60 days from presentment to sign or veto legislation or it becomes law without signature. **Kansas** Democratic Gov. Laura Kelly has 10 calendar days from presentment, not including the day it was presented, to sign or veto legislation or it becomes law without signature. **Maine** Democratic Gov. Janet Mills must act on legislation presented within 10 days of adjournment or it becomes law unless returned within three days after the next meeting of the same legislature. **Nebraska** Republican Gov. Pete Ricketts has five days from presentment to sign or veto legislation, Sundays excepted, or it becomes law without signature. **New Hampshire** Republican Gov. Chris Sununu has five days from presentment, Sundays excepted, to sign or veto legislation or it is pocket vetoed. **New Jersey** Democratic Gov. Phil Murphy has 45 days from presentment to act on legislation or it becomes law without signature. **New York** Democratic Gov. Kathy Hochul has 10 days from presentment, Sundays excluded, to sign or veto legislation or it is pocket vetoed. **South Carolina** Republican Gov. Henry McMaster has five days from presentment, excluding Sundays, to act on legislation or it becomes law without signature. **Tennessee** Republican Gov. Bill Lee has 10 days

starting the day after presentment, Sundays excluded, to sign or veto legislation or it becomes law without signature. **Vermont** Republican Gov. Phil Scott has five days from presentment, excluding Sundays, to act on legislation or it will become law without signature.

Interim Committees/Prefiles

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

The following states are currently posting 2022 bill drafts, prefiles and interim studies: [Alabama](#), [Arkansas](#), [Florida](#), [Kentucky](#), [Oklahoma](#), [Tennessee](#) and [Utah](#).

Special Elections

Iowa House District 37 held a special election on September 14, reports the [Des Moines Register](#), Mike Boussetot, R-Ankeny, defeated Andrea Phillips, D-Ankeny, 51.6 percent to 48.3 percent.