

REALTOR® Party State Legislative Monitor Weekly Report November 18, 2021

Please note, FOCUS will not publish a report next week due to the Thanksgiving holiday. Your next report will be published on Thursday, December 2. The database will continue to be updated daily.

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: **Illinois**.

Affordable Housing

Florida [SB 788](#) was prefiled on November 16 by Sen. Ed Hooper, R-Palm Harbor, and is scheduled to be introduced when the legislature convenes on January 11. This bill would create the Hometown Hero Housing Program, which would allow certain frontline medical and education workers to reduce down payment and closing costs by five percent and obtain housing loans at zero percent interest.

Florida [SB 962](#) was prefiled on November 17 by Sen. Jennifer Bradley, R-Orange Park, and is scheduled to be introduced when the legislature convenes on January 11. This bill would allow municipalities and counties to approve mixed-use residential development projects with affordable housing components.

Kentucky [BR 251](#) was prefiled on November 16 by Rep. Andy Bridges, R-Paducah, and is scheduled to be introduced when the legislature convenes on January 4. This bill would create affordable housing tax credits for low-income building projects placed in service on or after January 1, 2025. The program would be allowed to approve credits totaling \$12.5 million annually.

Rent Control

New Jersey [AB 6085](#) was introduced on November 11 by Asm. Benjie Wimberly, D-Paterson, and referred to the Assembly Housing Committee. This bill would repeal a provision of law which required the initial mortgage period on new contrition from required exemptions to municipal rent control and rent leveling ordinances.

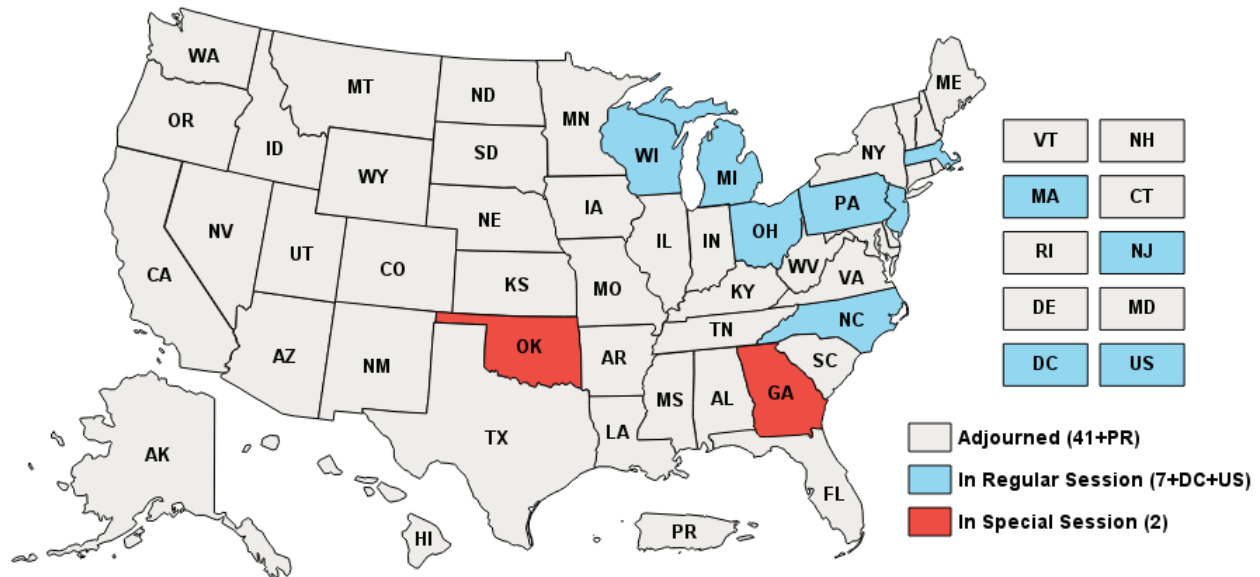
Short-Term Rentals

South Carolina [HB 4547](#) was prefiled on November 10 by Rep. Lee Hewitt, R-Georgetown, and is scheduled to be introduced when the legislature convenes on January 11. This bill would prohibit any county or municipality from enacting or enforcing an ordinance that prohibits the rental of a residential dwelling to a short-term guest.

Real Estate Tax Credits

Wisconsin AB 688 was introduced on November 12 by Asm. Daniel Riemer, D-Milwaukee, and referred to the Assembly Ways and Means Committee. This bill would increase the maximum income amount to claim the homestead tax credit from \$24,680 to \$30,000 and would index this threshold to inflation.

States in Session



Overview

Massachusetts, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania and **Wisconsin** are in regular session. The **District of Columbia** Council and **U.S. Congress** are also in session.

The **Indiana** legislature adjourned sine die on November 15. The **Idaho** House adjourned sine die on November 17.

Georgia Republican Gov. Brian Kemp called the legislature into a special session on November 3 to begin the redistricting process, reports the [Atlanta-Journal Constitution](#).

Oklahoma Republican Gov. Kevin Stitt called the legislature into a special session on November 15 to address redistricting issues caused by the U.S. Census Bureau's delayed release of 2020 census data, reports [Oklahoma Watch](#). The two priorities of the special session are to update the House and Senate legislative maps that have already received preliminary approval and pass the newly unveiled congressional map.

Kansas lawmakers are scheduled to convene for a special session on November 22 to challenge the federal vaccine mandate, reports [KNST](#).

Maryland Republican Gov. Larry Hogan is scheduled to call the legislature into a special session on December 10 to adopt newly drawn legislative maps, reports [CBS Baltimore](#).

Utah adjourned a special session on November 10, after passing all items on the agenda, reports [Fox 13](#). The nine issues deliberated were redistricting, voting to change the name of Dixie State University, provisions related to COVID-19 and the workplace, bail reform, governing of the State Flag Task Force, redistricting of local school boards, unemployment insurance tax rate, the Interlocal Cooperation Act, and banking and financial transaction reporting requirements. Republican Gov. Spencer Cox has said that he will not veto any bills passed by the legislature during the special session.

North Dakota adjourned their special session on November 12, reports [U.S. News](#). Along with approving new legislative districts and spending nearly the entire \$1.1 billion in federal COVID funding, the legislature also endorsed bills to prevent vaccine mandates and the teaching of critical race theory.

Nevada adjourned their special session after approving new legislative district maps on November 16, reports [8 News Now](#).

Florida adjourned their three-day special session on November 17 after approving a package of bills that defy federal vaccine or test requirements for larger businesses and stop local governments from enacting federal standards, reports [The Herald-Tribune](#). The four-bill package, the “keep Florida free” agenda, gives additional opt-outs for vaccine exemptions including medically-suspect claims of “immunity” and “anticipated pregnancy” as reasons for not getting vaccinated. Furthermore, fines of \$50,000 for larger companies and \$10,000 for smaller firms will be imposed for those businesses that don’t allow an employee to opt-out.

Idaho adjourned their special session on November 17, without taking much action on their agenda, reports [Spokane Public Radio](#). The only legislation adopted during the session was a memorial piece that sends a message to the president and Congress “to make a very forceful statement about [the legislature’s] position on the presidential mandates related to Covid-19,” as well as the censure of Rep. Priscilla Geddings, R-White Bird, who publicized the identity of a former legislative intern that accused former Rep. Aaron von Ehlinger, R-Orofino, of rape. Both the House and the Senate have adjourned sine die for the year.

Indiana Republican Gov. Eric Holcomb has until November 22 to act on legislation or it becomes law without signature. **Idaho** Republican Gov. Brad Little has until November 29 to act on legislation or it becomes law without signature. **Alaska** Republican Gov. Mike Dunleavy has 20 days after delivery, Sundays excepted, to sign or veto legislation 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. **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.

Interim Committees/Prefiles

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

The following states are currently posting 2022 bill drafts, profiles and interim studies: [Alabama](#), [Florida](#), [Georgia](#), [Indiana](#), [Iowa](#), [Kentucky](#), [New Hampshire](#), [Oklahoma](#), [South Carolina](#), [Tennessee](#), [Utah](#) and [Virginia](#).

Special Elections

Louisiana held three primary special elections on November 13 in House districts 16 and 102 and in Senate District 27. In Louisiana elections, all candidates compete in the same primary and any candidate can win the election outright with more than 50 percent of the vote. Democrat Adrian Fisher won the election outright with 69 percent of the vote against Democrat Alicia Calvin and Democrat Charles Bradford in House District 16, reports the [Louisiana Illuminator](#). Democrat Delisha Boyd won the election outright with 62 percent of the vote against Democrat Jordan Bridges in House District 102, reports [WDSU News](#). Republican Jeremy Stine won the election outright with 59 percent of the vote against Democrat Dustin Granger and Republican Jake Shaheen in Senate District 27, reports the [Louisiana Illuminator](#).

Alabama held a special election primary for House District 76 on November 16, reports [Alabama Public Radio](#). Democrat Patrice McClammy, daughter of late former Rep. Thad McClammy, was the only candidate to run and will replace her father who passed away on August 21, leaving the seat vacant.