

Alaska Association of REALTORS  
Industry Issue Key Work Group  
January 16, 2014

Minutes

The teleconference meeting was called to order at 10:30 am by Chairman Errol Champion.

Present:

Errol Champion	Joni Schneider	Anita Bates	Bob Brodie
Debra Leisek	Don McKenzie	Paddy Coan	Suellen Appellof
Janice Strong	April Frick	Marsha Smith	Eva Loken
Wendy Chamberlain	Scott Myers	PeggyAnn McConnochie	

Agenda

**Update From Lobbyist**

Wendy Chamberlain reported that the main issue being addressed in the second session in Juneau is the budget and the shortfalls the state is experiencing with lower oil prices and tax incentives in Cook Inlet. She informed the committee that TransCanada is partnering with the State to develop a gas line.

**HB 187** - An act relating to professional and occupational licensing fees, including renewal fees, duplicate license fees, examination fees, temporary license fees, continuing education course certification fees, out-of-state permit fees, delinquency fees, application fees, penalty fees, and trainee license fees; and providing for an effective date.

The issues raised regarding this bill were losing control of the investigative process; no guaranty the legislature will provide funding every year; downsizing the investigative staff and eliminating a designated investigator for the Real Estate Commission and the commission losing control over the process.

The committee will get information to Representative Kurt Olson on why we cannot support the bill written in its current form.

If the bill begins to move during session, we could amend the bill with favorable language.

Errol Champion will check with the other Occupational Licensing Boards regarding their opinion of house bill 187.

**HB 60** – An Act Adopting and relating to the Uniform Real Property Transfer on Death Act. The committee is in support of this bill but it is doubtful it will move during session.

**HB 32** – An Act providing for the issuance of one business license for multiple lines of business; and providing for reissuance of a business license to correct a mistake on the license. A letter of support of HB 32 will be written and sent to the sponsors of this bill.

**Eminent Domain** – NAR adopted a policy opposing the use of eminent domain by local governments for the taking and restructuring of mortgages. The policy recommends that states change their laws to prohibit their local governments from using eminent domain for this purpose.

This currently is not an issue in Alaska, but would require a statute change. It was agreed to monitor this issue and let NAR know Alaska's current eminent domain language and that we reviewed this issue. Wendy Chamberlain will provide a copy of the current eminent domain language.

**Rewrite of the consumer pamphlet** – Alaska Real Estate Commission Chair Anita Bates reported that the Commission held a work session on December 4<sup>th</sup> to start rewriting the consumer pamphlet. They are using templates provided by Peggy Ann and plan on having another work session on March 4, 2014. When the final product is complete, it will go to the public for comments.

**Landlord Tenant Act** – PeggyAnn McConnochie reported that in 1972, a nationwide group drafted the original Uniform Residential Landlord Tenant Act. This group is again looking at the Act to make needed changes and revisions. Concerns in Alaska are carpet cleaning; defining what is normal wear and tear; changing the security deposit return to 30 days, and deposits for pets.

The revised act may be introduced into law this session. A copy will be requested for the committee members to review along with property managers.

**AREC Project Assistant** – It was reported that Nancy Harris position is now full time for the Real Estate Commission only effective January 1, 2014. The position is being funded equally from the recovery fund and the general fund.

**AREC Liaison** – Errol Champion reported that Dave Somers will be the AAR liaison to the Alaska Real Estate Commission.

**NAR's Policy Federal Candidates** – Discussed took place regarding recent ads from NAR thanking Senator Begich for supporting the real estate industry. Information was provided on procedures NAR uses for endorsing and supporting federal candidates.

**FHA Loan Limits** – NAR emailed a list of boroughs in Alaska that HUD has little data in regards to appealing the FHA loan limits. Sandy Eherenman will contact NAR for clarification.

**AREC Executive Administrator** – The committee agreed that the Executive Administrator position should be raised to a level 23 from the current level of 19. This will require a statute change.

**KABATA** – Wendy reported that the Governor wants the state to participate in the funding along with federal funding to make the project financially feasible.

The meeting was adjourned at 11:35am.

