

Alaska Association of REALTORS  
Industry Issues Meeting

Thursday, January 19, 2012  
Minutes

The meeting was called to order at 10:00 am by Chairman Dave Somers.

Present:	Dave Somers	Michael Droege	Denny Wood
	Anita Bates	Ruth Blackwell	Errol Champion
	Eva Loken	Joni Schneider	Glenda Feeken
	Debra Leisek	Paddy Coan	PeggyAnn McConnochie
	Wendy Chamberlain	Denny DeWitt	Sharon Walsh

The committee reviewed the following bills.

**HB 267** – Sponsors: Munoz and Olson - "An Act relating to the Real Estate Commission; and providing for an effective date."

This bill was pre-filed by AAR. It addresses temporary broker supervision, clarifies that licensed assistants must work for the same broker as the licensee employing them, and addresses licensees contributing commission to charities.

This bill has already been referred to House Labor and Commerce and the Senate Companion SB 158 will go to Senate Labor and Commerce on Thursday, January 26, 2012 at 1:30pm. Errol Champion will testify on behalf of the REALTORS and Sharon Walsh will be available to answer questions.

**HB 40** – Sponsor: Kawasaki - "An Act relating to an optional exemption from municipal property taxes for residential property."

The committee agreed to track this bill but has no position at this time.

**HB 90** - Sponsors: Neuman & Feige - An Act relating to municipal property tax exemptions on residences of certain seniors and others; and providing for an effective date."

This bill addresses additional benefits to widows and widowers.

The committee agreed to support this bill.

**SB 122** - "An Act relating to real estate transfer fees and increasing the length of time title records must be maintained by a title plant."

This bill addresses the number of years a title company needs to maintain a title plant. It also deals with real estate transfer fees. It was reported that the Alaska Land Title Association supports this bill.

The committee agreed to support the bill.

**HB 240** – Sponsor: Chenault - "An Act relating to the replacement of a personal use cabin that is destroyed by a wild land fire or other act of God; and providing for an effective date."

This bill addressed rebuilding cabins that have a personal use permit on state owned land.

The committee agreed to support this bill.

**SB 104** – Sponsor: French - "An Act relating to manufactured homes, including manufactured homes permanently affixed to land, to the conversion of manufactured homes to real property, to the severance of manufactured homes from real property, to the titling, conveyance, and encumbrance of manufactured homes, and to manufacturers' certificates of origin for vehicles; and providing for an effective date."

The Association supported this bill in 2010. It currently has moved out of Senate Judiciary.

The committee agreed to support this bill.

**HB 264** – Sponsored by Munoz - "An Act allowing a deferral of municipal property taxes on the increase in the value of real property attributable to subdivision of that property; and providing for an effective date."

This bill addresses assessing lands at higher values once a property is subdivided which makes it harder to develop.

The committee did not take a position on this bill.

#### **Other Business**

Discussion took place on AAR taking a position on encouraging economic development in Alaska. Wendy will email a side by side comparison of the current oil tax structure the Senate and the Governor is working on.

Sharon Walsh reported that the outside audit of the department is still taking place. She indicated that some of the Commissioners are reviewing complaints that are several years old. Civil fees are being addressed in accordance with the AREC fee matrix. A fee will be imposed rather than a case being opened on minor violations. "e.g.," providing a current mailing address.

The next meeting is Thursday, February 2, 2012 at 10:00am.

The meeting was adjourned at 10:50am.