

Alaska Association of REALTORS
Industry Issue Key Work Group
February 13, 2014

Minutes

The teleconference meeting was called to order at 10:05 am by Chairman Errol Champion.

Present:

Errol Champion	Joni Schneider	Bob Brodie	Debra Leisek
Don McKenzie	Michael Droege	Suellen Appellof	Paddy Coan
April Frick	Eva Loken	Ruth Blackwell	Scott Myers
Wendy Chamberlain	Janice Strong	Glenda Feeken	PeggyAnn McConnochie

Agenda

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.

Information highlighting the last seven years of real estate investigations was made available by the Alaska Division. The information will be done on a bar graph and distributed to the committee. Wendy Chamberlain will request the breakdown on each category investigated, the cost of each investigation, what was being investigated, and the impact these investigations have on the Real Estate Commission. She will try to have the information at the AAR luncheon meeting in Juneau February 19, 2014. There will be a hearing on the bill Thursday, February 20, 2014 at 11:30 am.

The committee will not support this bill until the cost of each investigation is provided.

HB 282 – An Act relating to the rights and obligations of residential landlords and tenants; and relating to the taking of a permanent fund dividend for rent and damages owed to a residential landlord.

Property Managers were asked to review HB 282 and they agreed that changing the refund time allowed on the security deposit from 14 days to 30 days is important and should be included in the bill along with clarification on the carpet cleaning procedures.

Discussion took place about electronic signatures being binding for Property Management leases and notices. Brenda Hewitt, staff for Rep. Issacson indicated that Alaska Statute 09.80.040 covers this issue and it is not necessary to include in HB 282.

Wendy Chamberlain will check to see what the current statute covers regarding property management transactions.

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 for HB 32 was written and sent to Representative Mia Costello. This bill will likely pass this session because it has several sponsors.

SB 58 – An act allowing an insurer to cancel an insurance policy if property becomes entirely abandoned and the abandonment increases to hazard insured against.

This bill has been referred to Rules and will be ready to go to the floor and will likely pass this session.

HB 60 – An Act Adopting and relating to the Uniform Real Property Transfer on Death Act. The committee is in support of this bill and it may get a committee hearing this session but it is not a priority for the sponsor.

HB 252 – An act relating to mortgage lending, mortgage loan originators depository institutions, nonprofit organizations, and non-profit employees.

The committee will watch this bill.

Salary Schedule - Errol Champion informed the committee that the State of Alaska pay scale was made available to the committee for review. The issue of increasing the AREC Executive Administrator's salary will be addressed next session.

Talking Points for Juneau

Chairman Errol informed the members that he will draft the talking points and they will be distributed to the members prior to the meeting in Juneau. Discussion took place regarding KABATA and the recent announcement that the Flint Hills Refinery in Fairbanks would be shutting down and should these issues be part of the talking points. President Paddy Coan informed the committee that she is drafting procedures on how decisions are made on which bills and issues the Association should support.

The meeting was adjourned at 10:55am.