

Alaska Association of REALTORS
Industry Issues Meeting

Thursday, February 2, 2012
Minutes

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

Present:	Dave Somers	Denny Wood	Anita Bates
	Ruth Blackwell	Errol Champion	Eva Loken
	Joni Schneider	Glenda Feeken	Debra Leisek
	Don McKenzie	Wendy Chamberlain	Janice Strong
	Denny DeWitt	PeggyAnn McConnochie	

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."

The Senate bill has been referred to the Finance Committee and then the Rules Committee. The Senate revision should be done in the next few days. There will be a House Labor & Commerce hearing for the House revision on Monday, February 6, 2012. Ruth Blackwell and Errol Champion will be at the hearing.

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."

No activity on this bill.

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 will probably sit for a while.

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."

The language addressing the title plants has been removed from this bill. Language regarding being licensed in Alaska is being discussed. The transfer fee issue remains in 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."

No activity on 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."

This bill is completed in the Senate and is over in the House and was referred to House Labor & Commerce. The House will probably not look at Senate bills this early.

SB 157 – "An Act allowing an insurer to cancel an insurance policy if property becomes unoccupied and the vacancy increases the hazard insured against."

The committee agreed to monitor this bill and if it starts to move we will strongly oppose it.

Other Business

Concerns About Recovery Funds Being Diverted – Anita Bates reported that Sharon Walsh, with the Alaska Real Estate Commission was asked to change the coding on the instructor and class applications so the funds collected would go into the State general fund instead of where they go now which is the Recovery Fund. Statute 8.88.450 addresses where the funds should go.

Wendy suggested that rather than adding language to a bill, have members of the budget subcommittee go on record during the hearing to ratify where the funds should go. Wendy indicated that she will talk to Curtis Thayer about this matter.

Proposed Regulation Change – Denny Wood suggested the following regulation change – That DCE courses for a certain 2 year licensing period may be taught by instructors during the next 2 year license period without renewal to licensees whose license has lapsed during that period.

AAR agreed to support any rational decisions regarding the AREC fee structure.

Economic Development Position – Michael Droege was not at the meeting to report on this issue.

Dave Somers reported that 81% of the real estate licensees have renewed as of today. This is a significant drop over the last renewal period.

The next meeting is Thursday, February 16, 2012 at 10:00am.

The meeting was adjourned at 10:40am.