

Alaska Association of REALTORS
Industry Issue Key Work Group
February 20, 2013

Minutes

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

Present:

Dave Somers	Errol Champion	Ruth Blackwell	PeggyAnn McConnochie
Joni Schneider	Anita Bates	Art Clark	Don McKenzie
Debra Leisek	Paddy Coan	Suellen Appellof	Janice Strong
Eva Loken	Denny DeWitt	Wendy Chamberlain	

Issues

Update from Juneau

Wendy Chamberlain reported that the Alaska Senate approved Governor's Parnell measure to roll back cruise ship wastewater standards. The two big issues in Juneau will be oil and gas and an in-state gas line. She reported that the utility companies have indicated that they cannot guarantee a supply of gas in 2015 so the state might have to import gas for a few years. There is talk of only spending 300 million in the budget instead of 500 million this session.

Consumer Pamphlet Recommendations

The Association submitted recommended changes to the AREC Consumer Pamphlet for the Commission to consider at their March meeting.

HB 157 Midterm Cancellation of Insurance

The Committee agreed with the new language in the bill and will only monitor the bill at this time.

New Language: Entire abandonment of the property that increases a hazard insured against; if a policy is cancelled under this paragraph, in addition to the notice required under AS 21.36.220, the insurer shall give notice of cancellation of the policy to the lender of file with the insurer at the time of the cancellation; in this paragraph, "entire abandonment" means the property is no longer occupied by the insured as defined by the policy and does not have contents of substantial utility; however, the property is not entirely abandoned if the insured or an agent for the insured demonstrated that the property is being reasonably maintained and monitored for a condition that might cause damage to the property.

Business License Exemption

House Bill 32 was introduced to provide for the issuance of one business license for multiple lines of business. It was discussed combining a real estate license with a general business license. The Committee agreed the license exemption for real estate licensees is an issue but this is not the time to pursue it in Juneau. The committee will address this issue in the future.

House Bill 60 – Sponsor Max Gruenberg

"An Act adopting and relating to the Uniform Real Property Transfer on Death Act."

This bill would provide a simple, effective and affordable option for persons wishing to transfer real property upon their death. It will avoid the potentially lengthy and expensive process of probate.

The committee agreed to submit a general letter of support to sponsor Representative Gruenberg. Dave Somers will draft the letter.

Nancy Harris Position at the Alaska Real Estate Commission

Dave reported that only 35% of Nancy Harris position at dedicated to the Real Estate Commission. The committee agreed that the position should be back to 100%. Wendy Chamberlain suggested having intent language submitted into a bill that would tie Nancy's position to the recovery fund. Wendy and Denny will work on drafting the language. Anita requested that a letter be submitted to the Alaska Real Estate Commission supporting this position.

Investigators Request to Change 08.88071

This deals with failing to report information to the commission about a real estate licensee that the licensee knows or suspects has engaged in forgery, embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud, or other similar offenses.

Anita suggested that the commission can do a regulation change under Prohibited Conduct 64.130.

Education Funds Going to Recovery Fund

Currently the Department is taking a \$30 license document fee when a person completes their education requirement to upgrade their license. Discussion took place on whether this \$30 should go into the Recovery Fund as education or to the Department as a licensing fee. Dave Somers will work with Sharon Walsh on this matter.

AREC Accounting Issue

There is a budget subcommittee meeting scheduled for February 21, 2013 at 4pm. The subject of the meeting is the Division of Commerce and this is an opportunity to ask questions about the Divisions accounting practices regarding the Alaska Real Estate Commission. Errol Champion plans on attending the meeting. The committee will continue to pursue this issue.

Meeting was adjourned at 10:50 am.