

Alaska Association of REALTORS  
Industry Issues Meeting

Thursday, February 23, 2012  
Minutes

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

Present:	Dave Somers	Denny Wood	Anita Bates
	Errol Champion	Eva Loken	Joni Schneider
	Debra Leisek	Don McKenzie	Wendy Chamberlain
	Janice Strong	Helen Jarratt	
	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 bill is out of the Judiciary Committee and is heading to the floor for a vote. The language regarding a licensed assistant was clarified. It now reads "the licensed assistant is not employed to perform activities requiring licensure under this chapter for more than one licensed real estate broker." Errol Champion testified at the Judiciary Committee 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."

This bill moved out of House Finance yesterday.

**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 is probably not going anywhere this year.

**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 is up in Senate Labor & Commerce. The language addressing the title plants has been removed from this bill. 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 hearing has been scheduled.

**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 moved out of House Labor & Commerce. The bill should move smoothly through the committee process.

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

This bill has been taken off the calendar. 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** – The committee was concerned with the coding on the instructor and class applications being changed so the funds collected would go into the State general fund instead of where they go now which is the Recovery Fund.

Denny DeWitt indicated that he spoke to Don Harberger and was told that the division is reviewing what is charged against the fund to make sure the charges are statutory accurate.

**Cisterns & Holding Tanks** – It was reported that Rural Development would not provide financing on a property with a holding tank or cistern. Dave Somers spoke to Karen at Rural Development and she said that the lenders will need to work directly via the HUD office to obtain approval based on a case by case basis.

Debra Leisek and Dave Somers will monitor this issue.

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

**Avalanche Areas** – Eva Loken reported that FHA and VA will not finance anything in an avalanche area and avalanche insurance will be required.

The next meeting is Thursday, March 15, 2012 at 10:00am.

The meeting was adjourned at 10:45am.