

Alaska Association of REALTORS  
Industry Issue Key Work Group  
February 6, 2014

Minutes

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

Present:

Errol Champion	Joni Schneider	Anita Bates	Debra Leisek
Don McKenzie	Michael Droege	Suellen Appellof	Glenda Feeken
April Frick	Marsha Smith	Eva Loken	Ruth Blackwell
Denny DeWitt	Scott Myers	PeggyAnn McConnochie	

Agenda

**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.

Representative Isaacson staff member Brenda participated in the call to answer any questions regarding HB 282. She indicated that the bill included the following changes to the existing Landlord Tenant Act;

- Pet Deposit – It allows landlords to collect a separate deposit.
- Definition of normal wear and tear – meaning deterioration that occurs from the intended use of the rental unit without negligence, carelessness, accident, misuse, or abuse of the premise or contents by the tenant, members of the household of the tenant or guests of the tenant.
- Permits the rental of cabins without running water.
- Restricts the number of persons in a dwelling.
- Eviction of tenants for illegal activities.

The committee 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 requiring tenants moving out to professionally clean the carpets if they were professionally cleaned when the tenants moved in.

Brenda will talk to Representative Isaacson about the suggested changes and will try to schedule a hearing on the bill February 19 or 20, 2014.

**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.

Errol, Denny, and Wendy had a meeting with Representative Kurt Olson's staff member Conrad Jackson regarding this bill. They requested additional information regarding the fees and the budget process.

**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.

**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.

Currently the Association has no position on this bill but would like the language in the bill to remain the same. This bill should move out of committee.

**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 in Juneau.

**SB 125** – An Act disapproving all recommendations of the State Officers Compensation Commission relating to the salaries of state officers.

Because this bill was introduced, the committee agreed that this is not the time to increase the salary range of the Alaska Real Estate Commission Executive Secretary from 19 to 23. Errol will find out what the exact amount of the increase would be. This will probably be a separate bill that would be introduced in 2015.

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

John Carman, President for Alaska Mortgage Bankers Association, wrote a letter to the sponsor Shelly Hughes regarding this bill. Sheldon Winters, lobbyist for state farm informed Denny Dewitt that they are in support of this bill. The committee will discuss the bill at the next meeting.

Discussion took place regarding the recent announcement that the Flint Hills Refinery in Fairbanks would be shutting down.

**Next Meeting** – Thursday, February 13, 2014 at 10:00 am.

The meeting was adjourned at 10:45am.