

Alaska Association of REALTORS
Industry Issue Key Work Group
March 15, 2012

Minutes

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

Present:

Dave Somers	Don McKenzie	Janice Strong	Michael Droege
Glenda Feeken	Errol Champion	Ruth Blackwell	PeggyAnn McConnochie
Joni Schneider	Anita Bates	Debra Leisek	
Denny DeWitt	Wendy Chamberlain		

Lobbyist Denny DeWitt reviewed the following bills with the committee.

HB 267 – Munoz and Olson – An act relating to the Real Estate Commission and providing an effective date.

The bill moved out of Senate Labor & Commerce today. Errol was present at the hearing to testify and answer questions. It now moves to Rules to be scheduled for floor action.

HB 264 – Munoz – An act allowing for a deferral of a municipal property taxes on the increase in the value of real property attributable to subdivision of the property.

This bill passed out of the Finance Committee and is headed to the house floor for a vote.

HB 90 – An act relating to municipal property tax exemptions on residences of certain seniors and others, and providing an effective date.

Currently this bill is not moving.

SB 122 – Labor and Commerce – 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 passed out of the Senate and is headed to the floor. It was reported that language was added to the bill which would allow a one-time transfer fee. The committee opposed any type of transfer fee. Other concerns were raised about title companies without plants having to pay for subscriptions to existing plants. Pat Carter, the lobbyist for the bill joined the teleconference and assured the group that the language regarding the subscription to title plants was taken out of the bill. He indicated that he would check on the intent of the one-time transfer fee language. It was reported that the one-time transfer fee language was also removed from the bill.

HB 240 – Chenault – An act relating to the replacement of a personal use cabin that is destroyed by a wildfire or other act of God, and providing for an effective date.

This bill is not moving fast.

SB 104 – French – An act relating to manufactured homes.

This bill is moving and is on the house side.

SB 157 – Senate Labor and Commerce – An act allowing an insurer to cancel an insurance policy if property becomes unoccupied and the vacancy increases the hazard insured against.

AAR is opposed to this bill and wrote a letter of opposition. The bill is moving along and it will be a challenge to stop the bill. It was reported that all other states have adopted similar bills that state a policy can be canceled if the property is abandoned.

Wendy suggested that a talk with Senator Ellis about AAR concerns regarding the bill would be appropriate. Michael Droege agreed to contact Senator Ellis.

AAR feels there are unattended consequences and we need to work through the concerns prior to scheduling a hearing.

Glenda Feeken will talk to Senator Wagoner about the bill and PeggyAnn McConnochie will contact the National Association of REALTORS law department for assistance in addressing this issue.

Dave Somers will draft AAR's position on this bill.

HB 269 – Holmes – An act relating to the amendment of a declaration that creates a common interest community.

Currently developers need 100% agreement in a common interest community to make changes. This bill would change the percentage to 80% that are in agreement.

There is no opposition to this bill and the homebuilders and the banking association supports this bill.

Recovery Funds Update – It was reported that the recovery fund has a balance of \$420,000 and should be at \$540,000 at the end of June which would be over the limit of funds. The accounting is not accurate and the recent fee increase was probably unwarranted.

FHA Holding Tank Waiver – Dave Somers is currently in contact with Congressman Young's office and is working with Jason Susalavich to resolve this issue.

Juneau Trip – Dave and Sandy will try to get the talking points to everyone prior to the hill visits. It was requested that the legislative directory books be provided to all the attendees.

Next Meeting – Thursday, March 22, 2012 at 10:00am.

Adjournment – The meeting was adjourned at 11:05 am.

