

Alaska Association of REALTORS
Industry Issue Key Work Group
March 21, 2013

Minutes

The teleconference meeting was called to order at 1 pm by Chairman Dave Somers.

Present:

Dave Somers	Ruth Blackwell	Joni Schneider	Anita Bates
Art Clark	Don McKenzie	Paddy Coan	Suellen Appellof
Janice Strong	Glenda Feeken	Michael Droege	Denny DeWitt
Wendy Chamberlain			

Issues

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 support this bill and will include it in the 2013 white paper for the AAR Legislative Summit in Juneau.

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.

Denny DeWitt reported that there has not been a hearing on this bill yet. The committee agreed to take a neutral position on this bill.

AREC Accounting Issue

The committee's position has not changed regarding the division providing a clear and transparent budget process regarding the Alaska Real Estate Commission. The committee discussed the possibility of the Alaska Real Estate Commission operating separate from the Alaska Division of Occupational Licensing. Dave indicated that the current commissioners are in favor of this idea.

The budget process issue will be include on the white paper for the Legislative Summit and it will be mentioned the possibility of the AREC operating autonomously from the Division in the future and would appreciate any future support from legislators.

Denny DeWitt reported that the legislature is focusing on how the division is currently operating.

Anadromous Fish Ordinance – Glenda Feeken reported that there is a proposal to have this issue go to a vote of the people in the borough. She suggested waiting on contacting the National Association of REALTORS for possible funding for this issue.

Other Business

AREC Chair Anita Bates reported that Nancy Harris position is 35 percent funded by the recovery fund and 65% by the general fund. Only 35 percent of Nancy's job is dedicated to the Alaska Real Estate Commission. The commission went on record indicating they would like Nancy's position to be 100 percent dedicated to the AREC and be totally funded by the recovery fund.

AAR agrees with AREC commissioners regarding Nancy's position.

She also reported the Executive Secretary Sharon Walsh's salary should be a range 23 which would be consistent with other states.

The meeting was adjourned at 1:40 pm.