

Alaska Association of REALTORS
Industry Issue Key Work Group
March 22, 2012

Minutes

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

Present:

Dave Somers	Don McKenzie	Janice Strong	Denny Wood
Glenda Feeken	Eva Loken	Ruth Blackwell	PeggyAnn McConnochie
Joni Schneider	Debra Leisek	Denny DeWitt	Wendy Chamberlain

Chairman Dave Somers reported on the following bills/Issues with the committee.

Holding Tank Waiver – Dave reported that he has been in contact with Congressman Young’s office about this issue. He indicated that the waivers have not been denied or changed. Every year it must be renewed. It is going through the HUD-FHA renewal process now and it is expected that the renewal process to be completed soon.

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

This bill is through the House and is on the Senate side for a vote. When in Juneau, we need to thank everyone for their assistance on this bill.

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 House and is currently in the Senate Rules. When in Juneau, we can mention that AAR does support this bill. It was reported that the bill is very likely to pass this session.

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 the one-time transfer fee language will be removed from the bill once a hearing is scheduled so the bill can be amended.

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 in House Labor and Commerce. It will start moving when the House addresses bills.

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. It was reported that Senator Egan is willing to work with us 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 Division's budgeting practices need to be fixed. The Division Director is aware of the issues and concerns that are being raised. An outside audit was completed but it has not been released.

Juneau Trip – Dave and Sandy will try to get the talking points to everyone before the weekend.

Adjournment – The meeting was adjourned at 10:25 am.