



Tennessee Association of REALTORS®, Inc.

MEMO

To: TAR Governmental Affairs Committee

From: Chris Sexton, Director of Governmental Affairs

Date: April 13, 2010

Re: State Legislative Update

Activity in the General Assembly continues to tick along at a speedy pace and our Governmental Affairs Team has been hard at work to protect Realtor interests and the rights of property owners across the state. To see the latest bill tracking report and this week's committee calendar, visit the Legislative Affairs Subcommittee webpage at: <http://www.tarnet.com/govaff/legaffsub.php>

Some quick highlights from this past week include:

- Three of the four bills that would require energy audits before the transfer or rental of property were defeated. The fourth is up in a House subcommittee this week and we've been working with the subcommittee members to get another favorable outcome.
- HB323, which would have allowed for some circumstances where victims of domestic abuse could terminate their rental agreements, failed in the House.
- A bill to allow municipalities to adopt residential rental inspection programs (SB2958/HB2899) was defeated in both the House and Senate after a confusing and complicated amendment was added to the bill.
- HB3201, a bill that would require the installation of carbon monoxide detectors in new structures was withdrawn from consideration in the House.
- HB3270 passed in the House, which makes it illegal to trespass on land that was quarantined because it was used to produce methamphetamine, with the exception of the one cleaning up the quarantined property. The companion piece of legislation is in the Senate Judiciary Committee later this week.

On the federal front, this past week, an email began re-circulating with some erroneous information about the American Clean Energy and Security Act (HR 2454) that was passed by the House in 2009. Please be aware that the claims that HR2454 requires a license or retrofit by property owners to sell their home are not factually based. NAR worked with our Congressional allies to strip the Energy Bill of provisions that would have adversely affected our industry and has a complete set of fact sheets and information available online at: http://www.realtor.org/government_affairs/gapublic/american_clean_energy_security_act

Lastly, Congress still has some unfinished business on two critical programs essential to recovering real estate markets - the National Flood Insurance Program and the Section 502 Rural Housing Program. Without a renewal of funding for these programs, the housing market will take yet another hit with loan approvals and closings grinding to a halt.

If you haven't responded, please take a moment to do so right away, and then ask your Realtor colleagues to take action too, by visiting www.RealtorActionCenter.com.

