



CAPITOL NEWS & NOTES

2014 Legislative Session



March 21, 2014

AAR FAST AND FURIOUS AS SESSION WINDS DOWN

With just three remaining days until the close of the 2014 session, your AAR team has worked to ensure that AAR priority legislation is passed or postured for passage. Thanks to the grassroots support of our members and AAR's willingness to work with allied groups, three priority bills have received final passage and others are close to the finish line.

UNANIMOUS VOTE ON AAR PRIORITY LEGISLATION LANDLORD TENANT BILL HEADS TO GOVERNOR

AAR continued to push both the House and the Senate version of the Landlord Tenant revisions. On Wednesday, the House bill **HB 523**, sponsored by Rep. Paul Beckman, R-Prattville, was given a favorable report from the Senate Judiciary Committee and received a Second Reading in the Senate. The House version was now eligible for final passage in the Senate.

Meanwhile the top priority for AAR was an all-out effort to obtain a coveted spot on the House Special Order Calendar for final consideration of the Senate version, **SB 291**, sponsored by Sen. Del Marsh, R-Anniston. With the help of Rep. Craig Ford, D-Gadsden, the bill landed on the calendar on Wednesday. The House worked into the wee hours of the morning but a breakdown between factions in the House prevented consideration of the bill Wednesday night and early Thursday. The AAR team remained to stress to the members the importance of passing the legislation.

Later Thursday morning the House re-convened and both the Democrats and the Republicans agreed to quickly consider the Landlord Tenant Bill. With virtually no debate, the bill passed unanimously by a vote of 98-0 (vote breakdown on page 3).

The efforts in both the House and the Senate to aid in the passage of the bill should not go unnoticed. In addition to the committee chairs where the bill was placed a special thanks to all who helped pass the bill especially Rep. Beckman, Sen. Marsh, Rep. Ford, Rep. Mac McCutcheon, R-Capshaw, and Rep. Napoleon Bracy, D-Prichard.

The bill now goes to the Governor for his signature.

REALTOR BACKED ACRE BILL CLOSE TO FINISH LINE

HB 416, sponsored by Rep. Terri Collins, R-Decatur, received a favorable report from the Senate Finance and Taxation Education Committee and is just one step from final passage. The bill quickly passed the House last week. With three days remaining the bill is now just inches away from the goal line. The Senate companion **SB 342** is not available for final passage as it never passed the Senate. The AAR team is working to help get the **HB 416** on the Special Order Calendar in the Senate for a final vote.

The University of South Alabama Center for Real Estate is expected to receive funding in the education budget and as a result, members of the Mobile delegation have withdrawn their opposition to the ACRE bills (**HB 416 / SB 342**).

AAR MONITORED BILL RECEIVES FINAL PASSAGE INCREASE IN TAX THRESHOLD RELIEF FOR SMALL BUSINESSES

HB 151, sponsored by Rep. Barry Moore, R-Enterprise, will increase the liability threshold for a taxpayer to be required to make estimated payments to \$2,500 or greater.

Under existing law, any taxpayer liable for the payment of state sales taxes whose average monthly tax liability was \$1,000 or greater during the preceding calendar year must make estimated monthly payments to the Department of Revenue based on the actual tax liability for the same calendar month of the preceding year.

The legislation now goes to the Governor who is expected to sign the bill into law.

LIMITED HOME RULE FOR COUNTY COMMISSION PASSES SENATE

AAR closely monitored **SB 367**, sponsored by Sen. Del Marsh, R-Anniston, which gives some limited home rule to County Commissions. **It does not allow for any additional power for zoning or domain over other private property rights.**

Another safeguard for private property rights was an amendment to delete the word “lawful” with respect to the use of one’s property to ensure that a county could not reverse something now lawful with respect to property and deem it unlawful in order to levy a fine or tax on the property. A copy of the bill is available at the AAR office. It now goes to the House where AAR will continue to monitor for the safeguard of private property rights.

HOMEOWNER INSURANCE CATASTROPHIC EVENT PLANNING ACT PASSES HOUSE

AAR is also monitoring all insurance related bills and one of those measures passed the House this week. **HB 453**, sponsored by Rep. Margie Wilcox, R-Mobile, provides an increase in the current tax deduction for contributions made to a catastrophe savings account. The bill also eliminates some of the exemptions from the tax credit found in existing law.

The bill must now be considered in the Senate.

LEGISLATURE OUT FOR SPRING BREAK

The House and Senate will reconvene Tuesday, April 1, with three days remaining in the 2014 session. The final day of the legislative session is April 7. The next and final issue of the 2014 Capitol News and Notes will go out the week of April 7.

HOW TO IDENTIFY YOUR LEGISLATOR

http://www.legislature.state.al.us/house/house_zipsearch.html

<http://www.legislature.state.al.us/misc/zipsearch.html>

HOW TO CONTACT YOUR LEGISLATOR

http://www.legislature.state.al.us/house/representatives/houseroster_alpha.html

http://www.legislature.state.al.us/senate/senators/senateroster_alpha.html

House: 334-242-7600 Senate: 334-242-7800

ALABAMA HOUSE OF REPRESENTATIVES
2014 REGULAR SESSION
27TH LEG DAY

SEQ # 947

SB 291 MARSH P 70
LANDLORD AND TENANT ACT

Date: 03/20/2014
Time: 10:18 AM

YEAS - 98 NAYS - 0 ABSTENTION 0 NOT VOTING - 5 ABSENT - 1

YEAS - 98

MR. SPEAKER
BAKER
BALL
BANDY
BAUGHN
BECKMAN
BEECH
BLACK
BOOTHE
BOYD
BRACY
BRIDGES
BROWN
BURDINE
BUSKEY
BUTLER
BUTTRAM
CARNS
CHESTEEN
CLARKE
CLOUSE
COLEMAN
COLLINS
COLSTON
DAVIS

DeMARCO
DRAKE
ENGLAND
FARLEY
FAUST
FINCHER
FORD
FORTE
GASTON
GIVAN
GREER
GREESON
GRIMSLEY
HAMMON
HARPER
HENRY
HILL
HOLMES A.
HOLMES M.
HOWARD
HUBBARD J.
HURST
ISON
JOHNSON K.
JOHNSON R.

JOHNSON W.
JONES
KNIGHT
LAIRD
LEE
LINDSEY
LONG
McADORY
McCAMPBELL
McCLAMMY
McCLENDON
McCLURKIN
McCUTCHEON
McMILLAN
MELTON
MERRILL
MILLICAN
MOORE B.
MOORE M.
MORROW
NEWTON
NORDGREN
PATTERSON
PAYNE
POLIZOS

POOLE
RICH
ROBERTS
ROBINSON J.
ROBINSON O.
ROGERS
SANDERFORD
SCOTT
SESSIONS
SHEDD
SHIVER
STANDRIDGE
TREADAWAY
TUGGLE
VANCE
WALLACE
WEAVER
WILCOX
WILLIAMS D.
WILLIAMS J.
WILLIAMS P.
WOOD
WREN

NAYS - 0

ABSTENTION 0

NOT VOTING - 5

BOMAN
HALL

JACKSON
TODD

WARREN

ABSENT - 1

MITCHELL