



March 1, 2017

We are over halfway through the 2017 Legislative Session and many of our Legislative Priorities remain active and alive in the legislative process. Yesterday marked the 57th day of the 2017 Legislative Session and the deadline for committees to report on bills originating from the other House. At the start of the 2017 Legislative Session, around 2,000 bills were filed- about 400 remain alive and active, today.

The First-Time Home Buyer Savings Account has received attention, including a front page article in the [Clarion Ledger](#), and an article in the [Mississippi Business Journal](#)! The Mississippi REALTORS[®] have worked with legislators, the Legislative Budget Office, the National Association of REALTORS[®] and economists to identify ways to increase homeownership in Mississippi and strengthen the economy. After coordinating efforts, the Mississippi REALTORS[®] are so pleased to present such a detailed presentation of facts and data to support the positive impact of the First-Time Home Buyer Savings Account legislation (HB 1601).

HB 1601 (The First Time Home Buyer Savings Account Bill) has passed out of the House of Representatives and has been transmitted to the Senate. Once the Bill is referred to a Committee, the Senate Committee must report/vote on the Bill by Tuesday, March 14th in order for HB 1601 to remain alive.

Here is the Mississippi Legislature website:
<http://www.legislature.ms.gov/Pages/default.aspx>

Here is the link to the Calendar with Legislative Deadlines:
<http://billstatus.ls.state.ms.us/htmls/timetable.xml>

Below you will find MAR's current legislative priorities, where they are in the process, as well as links to the legislation. Items with the (*) indicate a Revenue or Appropriations bill and are not subject to the same deadlines as the General bills.

First-Time Home Buyer Savings Account - First-time home buyer savings accounts can be used for saving funds for the purchase of homes by first-time home buyers. Money in the account is required to be used solely for the down payment and closing costs for the purchase of a home by a first-time home buyer. The ability to produce a hefty down payment is often a major hurdle for first-time homebuyers, particularly young people who are grappling with massive student loan debt. The issue has become a

critical concern for members of the real estate community, who have noticed a steady decline in the number of first-time and young home buyers in the market.

- [HB 1601*](#) - Representative Jeff Smith - **Mississippi REALTORS® SUPPORT this legislation.** The Bill passed out of the House Ways and Means Committee (unanimously) and then passed the House of Representatives (unanimously) [120-0](#).

HB 1601 has been transmitted to the Senate and will be referred to a committee for consideration

- [SB 2439*](#) - Senator Joey Fillingane -- **This Bill Died in the Senate Finance Committee.**

Home Inspector Licensure Law – This legislation extends the repealer on the Home Inspector Licensure bill passed into law in 2013.

- [SB 2017](#) - Senator Rita Parks – **Mississippi REALTORS® SUPPORT this legislation.** This bill passed the Senate 51-0 and was referred to the House Banking and Financial Services Committee. In the committee meeting, an amendment was offered to delete the repealer and the bill passed as amended and is now on the House Calendar for consideration.

Commercial Broker Lien Law – This legislation removes the repealer for the Commercial Real Estate Broker Lien Act passed into law in 2014.

- [SB 2425](#) - Senator Josh Harkins – **Mississippi REALTORS® SUPPORT this legislation.** This bill passed the Senate 51-0 and was referred to the House Banking and Financial Services Committee. This Bill passed out of the House Banking and Financial Services Committee and is now on the House Calendar for consideration.
- [HB 814](#) - Representative Jason White – **This Bill passed out of the House Judiciary A Committee and died on the House Calendar.**

REALTOR® License Plate – This legislation amends the language concerning the official Mississippi Association of REALTORS® license plate funds. The recipient of the funds shall be the Mississippi REALTORS® Disaster Relief Fund.

- [HB 694](#) - Representative Mark Formby – This Bill passed out of the Senate Finance Committee. The Bill was amended to include several other license plates because it serves as a vehicle for other organizations to create or modify their respective license plates.
- [SB 2157](#) – Senator Bob Dearing and Senator Hillman Frazier – This bill contains several license plates for different associations, including the REALTOR® license plate. The bill passed the Senate 51-0 and was transmitted to the House of Representatives and referred to the House Revenue and Expenditure General Bills Committee. SB 2157 passed out of committee and is on the House Calendar for consideration.

Landlord-Tenant Law - The Mississippi REALTORS® consider any amendment to the Landlord Tenant Act and Residential Landlord Tenant Act to be of the highest priority and the Mississippi REALTORS® wish to monitor any proposed changes as they are considered.

- [HB 843](#) - Representative Chris Johnson – ***This Bill passed out of the House of Representatives and died in the Senate Judiciary A Committee.***

Civil Asset Forfeiture/Seizure - Mississippi REALTORS® support enhancement and protection of procedural due process for all Mississippians who are subjected to seizure of property.

- [HB 812](#) - Representative Mark Baker – **Mississippi REALTORS® SUPPORT this legislation.** This bill passed the House of Representatives 118-3 and was transmitted to the Senate. The bill was referred to the Senate Judiciary A committee, was passed out of committee and is now on the Senate Calendar for consideration.

Tax Credits for Historic Structures - Mississippi REALTORS® support extending income tax credits for costs and expenses incurred for the rehabilitation of certain historic structures to include Single Family Dwellings.

- [HB 1587*](#) – Representative Jeff Smith- ***This Bill died in the House Ways and Means Committee.***
- [SB 2938*](#) – Senator Briggs Hopson– ***This Bill died in the Senate Finance Committee.***

Infrastructure - The Mississippi REALTORS® recognize the need to increase funding for vital transportation infrastructure needs at the state and local level. To address the infrastructure needs of the state, the Mississippi REALTORS® support reasonable and responsible funding mechanisms to raise revenues necessary to address vital infrastructure needs.

- [HB 480](#) – Representative Trey Lamar – ***This Bill passed the House of Representatives and Died in the Senate Finance Committee.***

Tax on Services - Mississippi REALTORS® strongly oppose any tax on real estate services or commissions.

- No bills or amendments to report at this point.

Other Item to Note

[SB 2310](#) - Senator Rita Parks- This legislation prohibits registered Appraisal Management Companies from requiring a criminal background check as a condition of employment and to accept in lieu thereof a new license or renewal issued by the Mississippi Real Estate Appraiser Licensing and Certification Board. SB 2310 was referred to the House Judiciary B Committee. In committee, a reverse repealer was added (which indicates the bill must go to conference for the law to pass), the bill was passed and is on the House Calendar for consideration.