



FEBRUARY LEGISLATIVE LUNCHEON

## LEGISLATIVE UPDATE

CHECKING *in*  
WITH THE LAC



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All bets were in and the lobbyists were waiting with anticipation. On January 28th the bell sounded and the gates flew open. Bills started charging down the track. Some tripped at the gate, never to leave committee. Others blew the first turn and were circled, dropping to the back of the pack. Some blew up, because insufficient time was spent before the session to get the bill into shape. The legislators are frantically maneuvering, trying to position their bill to make it through both houses and to the governor's signature. If you have visions of dirt flying, legislators whipping each other, cheering and moaning on the sidelines, pounding feet, incredible pressure, and near chaos; you have a good picture of what is going on at the Capitol this time of the year.

As usual, your LAC is hard at work monitoring bills that affect our industry and trying to push through needed updates. Work continues on refinements and negotiations related to the LAC's bill. Hopefully the pre-session work will pay off in a quick run around the track when it is finally ready. There are several other bills that the LAC is monitoring. A wrongful lien bill that could impact lien filing has been circled and is stalled. The LAC has been in touch with the sponsor with proposed changes to exclude community association liens. A real estate licensing amendment that could impact manager licensing is being monitored but has not left committee. The LAC is also monitoring a tweak to the homeowners association registration law that would clarify when lien rights are lost and how they can be reinstated. This bill is working its way through the House and appears to be on a good track to passage. The LAC is also monitoring several other bills related to mortgages, garnishments, disability rights, and business entities. Look for the legislative update when the session is over to get a good overview of the new laws impacting our industry.

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