

# What Has



## Done for You Lately?

### SB1045

#### Home Inspectors

Streamlines the fingerprint process for home inspectors and strengthens criminal records checks for initial certification.

**SIGNED BY THE GOVERNOR**

#### What This Victory Means for You...

Utilizes the fingerprint clearance card for initial home inspector certification from the current requirement of a full set of fingerprints, which results in a reduction of processing time from 120 days to 30–60 days for approval. The bill adds additional protections for your clients, as the fingerprint clearance card is checked daily in the criminal data base for any offenses that occur after certification.

### SB1376

#### Landlord Tenant Act; Personal Property

Modifies the time in which a landlord would have to hold a tenant's personal property from 21 days to 14 days after abandonment or failure to comply with the rental agreement.

**SIGNED BY THE GOVERNOR**

#### What This Victory Means for You...

Reduces the length of time a landlord would have to hold a tenant's personal property after abandonment or failure to comply with the rental agreement from 21 days to 14 days. The bill further established that the landlord has no duty to store perishable items and authorizes the landlord to use direction when removing animals from the property.

### HB2150

#### Manufactured Home Sales; Licensure; Exemptions

Allows real estate brokers and sales persons licensed by ADRE to sell manufactured homes and mobile homes outside of a mobile home park.

**SIGNED BY THE GOVERNOR**

#### What This Victory Means for You...

Allows a licensed real estate agent or licensed real estate broker to sell new manufactured homes if the licensed real estate agent or broker is acting as an agent for a licensed manufactured housing dealer and the dealer is responsible for filing all the required paperwork and submitting the required fees on the sale of the home.

### HB2500

#### Real Estate Signs; Cities; Counties

Establishes regulations for real estate signs displayed by an owner of a real property or the owner's agent in cities, towns or counties.

**HELD IN THE SENATE**

#### What This Victory Means for You...

Would have prohibited a city, town or county from regulating real estate signage. The bill would have permitted a city, town or county to establish time, place and manner restrictions as well as health, safety and welfare restrictions.

### HB2507/1210

#### Purchaser Dwelling Actions; Attorney Fees

Retroactively establishes that a homeowner would be responsible for his or her own attorney fees in a contested dwelling action based on an implied warranty arising out of a contract or construction defect.

**DEFEATED IN THE HOUSE**

#### What This Victory Means for You...

Saves your clients thousands of dollars by continuing to allow attorney fees to be awarded to the prevailing party in a construction defect lawsuit.

