

## MEMORANDUM

TO: Real Property Law Section Council

FROM: Thomas A. Kabel

DATE: January 8, 2021

SUBJECT: Legislative Report

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1. **Legislative Session.** The 2019/2020 legislative session came to a close at the end of Calendar Year 2020. All bills pending in the House and/or Senate which were not enacted into law by such date have now lapsed and would need to be reintroduced when the legislature convenes the 2021/2022 legislative session later this month. As such, there is not currently any pending legislation, bills of interest, or bills on which our Section had taken a position or was monitoring.
2. **End of Year Developments:**
  - A. **Tax Foreclosure Amendments.** As mentioned in December, despite Council's position to oppose Senate Bill 1137 unless certain requested revisions were made, both SB 1137 and SB 676 were passed by the Senate on December 3, 2020, without having incorporated those changes. Those bills were subsequently passed by the House and signed into law on December 22, 2020, as Public Act Nos. 255 and 256 of 2020.
  - B. **Marketable Record Title Act – Extension.** The simple extension of time to comply with the 2019 amendment (HB 5611) was passed by both the House and Senate and signed into law on December 29, 2020, as Public Act No. 294 of 2020.
  - C. **Marketable Record Title Act – Comprehensive Fix.** The Section's comprehensive fix to the Marketable Record Title Act (HB 6332) was not acted upon in 2020. Our lobbyist is working to schedule a call with policy advisors/stakeholders for mid-January.
  - D. **Electronic Transactions/Notary Package.** Senate Bills 1186–1189 (which extend the sunset date for the various electronic transactions bills from December 31, 2020, until June 30, 2021) were passed by the House and Senate and signed into law on December 29/30, 2020, as Public Act Nos. 335, 336, 337 and 338 of 2020.
  - E. **Emotional Support Animals Bill.** House Bills 4910 and 4911 (which Council had been monitoring) were passed by the House and Senate, but then vetoed by the Governor on December 30, 2020.
  - F. **Short-Term Rental Bill.** Senate Bill 1145 was not acted on and thus did not pass before the end of the year.