

## 1. Happening in Lansing!

Michigan Realtors® have two priority issues moving through the legislature. Public Policy Staff opened initial testimony on the First Time Home-Buyer's Savings Account Wednesday, March 10, in the Senate Finance Committee (SB 145 & 146 Sponsors: Sen. Ken Horn (R-Frankenmuth) & Sen. Jim Runestad (R-White Lake)). Testimony was heard in the House Tax Policy Committee Wednesday, March 17, 2021 (HB 4289 & 4290 Sponsors: Rep. John Damoose (R-Harbor Springs) & Rep. Mari Manoojian (D-Birmingham)). The account creates a tax incentivized savings vehicle towards a first-time home purchase in the State of Michigan. There is a \$50,000 dollar investment cap over the 20-year life of the account.

**Status: Senate Finance Committee & House Tax Policy Committee**

The Veteran and Active-Duty Licensure Reciprocity bills passed out of the House Regulatory Committee (HB 4376 & 4377 Rep. Schroeder (R-Independence Township) & Rep. Anthony (D-Lansing)), and Senate Committee on Families, Seniors, and Veterans (SB 157 & 158 Sen. Bizon (R-Battle Creek) & Sen. Hollier (D-Wayne County)), with the adoption of a substitute, receiving a unanimous vote. The bills would create a pathway to reciprocity for active duty, veteran, reserves, or uniformed services. The scope of reciprocity would extend to a surviving spouse or surviving child under 26 years of age. The (S-1) and (H-1) includes "Uniformed Services" as the defining term in conjunction with "Armed Forces" and Active Duty, Veteran, and Reserve components of the Armed Forces, as defined by the Department of Defense.

**Status: Referred to the House and Senate Floor for votes.**

## 2. MSHDA Provides COVID-19 Rental Assistance

The Michigan State Housing Development Authority (MSHDA) is providing rental assistance to those who remain affected by COVID-19 and may find themselves behind on either a rental payment or utility costs. MSHDA will administer the COVID Emergency Rental Assistance (CERA) Program, starting March 15, 2021, through its network of local nonprofit agencies. CERA will provide rental and utility assistance for eligible applicants.

Do you or someone you know fit the eligibility requirements?

CERA can service renters that have incomes less than 80% of the Area Median Income and meet the following conditions:

- Individual(s) in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or has experienced other financial hardship due directly to the coronavirus outbreak; and
- Individual(s) in the household can demonstrate a risk of experiencing homelessness or proof of housing instability by a past due utility or rent notice.

Please visit the Michigan State Housing Authority's website for information on how to [apply](#).

## 3. Register for the Broker Summit | Legal Update for Brokers | 4.28.21



Registration is now available for the 2021 Broker Summit: Legal Update for Brokers. The legal update will be presented by Brian Westrin and Becky Gean, Michigan Realtors®. Topics will include: Fair Housing Compliance, Advertising, Promotional Incentives, Unlicensed Assistants, Consumer Protection Act Update, and Antitrust. The member rate is \$30.

[Register Today](#)

## 4. Fair Housing ACT Plan

Each day is an opportunity to reaffirm our commitment to Fair Housing. In an effort to build upon NAR's Fair Housing ACT Plan (ACT = Accountability, Culture Change, and Training), we encourage members to complete these available training opportunities:

- [Implicit Bias Training](#);
- [Fair Haven: A Fair Housing Simulation](#); and the
- ["At Home with Diversity" certification](#).

Completing these three programs will empower Realtors® to confront their own biases and demonstrate a commitment to offering equal professional services to all. Through action and education, we can work together to end discrimination in housing.

Additionally, visit our Fair Housing Resources web page for a compilation of videos, articles and online education opportunities. Fair Housing Makes US Stronger.

[Fair Housing Resources](#)

## 5. Legal Lines Question of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

**QUESTION:** I represent a buyer who is interested in a home that I once had listed but is now listed with another firm. What can I tell my buyer client?

**ANSWER:** An agent's duty of confidentiality survives the termination of an agency relationship. You may not disclose information that your former client told you in confidence – for example, their "bottom line" price. Information which was disclosed to potential buyers who looked at this home while you had it listed is not confidential.

For more legal resources, visit [law.mirealtors.com](http://law.mirealtors.com).

## 6. 2022 NAR Committee Application Process Now Available

Apply to a 2022 Committee and help shape the direction of your National Association of REALTORS®. Now through May 7, 2021, members may submit their applications in order to be considered for a committee leadership or member position. You are encouraged to submit multiple applications (up to five) in order to be considered for all committees you have an interest in serving on; however, members will only receive one appointment, per current policy. Applications are completed for review by NAR Officers during the NAR committee selection process.

[Apply Today](#)



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