

MINUTES
HOUSE BUSINESS COMMITTEE

- DATE:** Tuesday, February 23, 2016
- TIME:** 1:30 P.M.
- PLACE:** Room EW41
- MEMBERS:** Chairman Barbieri, Vice Chairman Clow, Representatives Collins, Crane, Palmer, Thompson, Batt, Hixon, Kauffman, Monks, Anderst, Beyeler, DeMordaunt, Dixon, Troy, Smith, Rusche, Jordan
- ABSENT/
EXCUSED:** Rep. Crane
- GUESTS:** Jonathan Frost, FrostCabins; Marta Frost, Mona Frost, Linda Trout, Amber Pence, City of Boise; Evan Mortimer, Peter Thomas, Mortimer, Thomas PLLC; Matt Reiber, Intern; Barb DeHaan, NWCCF; Lydia Benson, AiCM; Kathleen Lewis, SICOG; David Doran, SICOG; Serena Minesian, John Eaton, Realtors; Kris Ellis, NWCCF
- Chairman Barbieri** called the meeting to order at 1:32 P.M.
- MOTION:** **Rep. Anderst** made a motion to approve the minutes of the February 11, 2016, meeting.
- MOTION:** **Rep. Anderst** made a motion to approve the minutes of the February 15, 2016 meeting.
- Chairman Barbieri** welcomed the new Business Committee Page, **Katherine Nelson**. Katherine is a home school student from Boise, Idaho. Her parents are **Richard** and **Rachelle Nelson**.
- S 1219:** **Wayne Hammon**, CEO, Idaho Associated General Contractors, presented **S 1219**. Mr. Hammon stated this legislation adds guidelines to the Construction Managers and General Contractors (CM/GC) law approved by the Legislature during its 2014 session. Experience since the law was enacted has identified areas where additional clarification may be needed. This bill mandates the solicitation of bids from multiple contractors and limits CM/GC self-performance. The bill also requires written agreements for all fees and compensation, makes all bids public record and clarifies that the bidding can be done in phases.
- MOTION:** **Rep. Kauffman** made a motion to send **S 1219** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Rep. Thompson** will sponsor the bill on the floor.
- H 511:** **Rep. Gestrin** presented **H 511**. He stated the legislation protects the private property rights of Idaho homeowners by ensuring their right to rent their property is preserved. The bill states if a homeowner bought a home at a time when renting the home was allowed by a Homeowner's Association (HOA), the HOA may not create new Covenants and Restrictions (CCR's) that change the existing right to rent without written consent of the homeowner. This would not impact CCR's that were in place prior to the time a homeowner purchased the property.

Speaking **in support** of **H 511**: **Jonathan Frost**, vacation rental owner, his attorney **Evan Mortimer** and **John Eaton**, Idaho Association of Realtors.

Mr. Frost stated, currently, Idaho Home Owners Associations (HOA's) have the right to change their CC&Rs to restrict or eliminate rentals of any length of time in the area of their jurisdiction, even though those restrictions did not exist at the time the owner purchased the property. Owners should have the reasonable expectation that if a rental is allowed at the time of purchase, he/she will be able to continue renting the property throughout the time he/she owns the property. Speaking **in opposition** to **H 511**: **Linda Trout**, private property owner.

MOTION: **Rep. Thompson** made a motion to send **H 511** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Rep. Gestrin** will sponsor the bill on the floor.

H 519: **Rep. Sims** presented **H 519**. This legislation provides an exemption from the definition of "compensation" and authorizes the Board of Massage Therapy to establish requirements for a student tuition credit program.

MOTION: **Rep. Hixon** made a motion to send **H 519** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Rep. Sims** will sponsor the bill on the floor.

ADJOURN: There being no further business to come before the committee, the meeting adjourned at 2:28 P.M.

Representative Barbieri
Chair

Joyce McKenzie
Secretary