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PREFERRED SUPPLIERS



**HSC PAVEMENT
MAINTENANCE**



TOP NEWS

1. National: NAA hires D.C. Lobbyists amid Biden Administration targets



The National Apartment Association added Invariant to its roster of D.C. lobbyists last month just before the Biden Administration rolled out new regulations aimed at helping tenants.

— Invariant’s Mary Stanton, Ashley O’Sullivan, Noah Marine, Kelly Hitchcock and Dena Baron Smith will lobby for the National Apartment Association on housing affordability and supply, consumer reporting and fair housing policy, according to the filing. The trade group dropped \$460,000 on lobbying last quarter — its most ever — and spent more than \$1.7 million on lobbying throughout 2022, also a record for the association. The NAA has just one other outside firm, Porterfield, Fettig & Sears, on retainer.

Politico has more.

2. State: State revenue continues to beat estimates



Indiana’s tax revenue collections for January outpaces projections. Indiana’s General Fund revenues last month totaled \$1.9B, which was 3.9% above the December 2022 forecast and 4% higher than the same month last year.

The State Budget Agency said better-than-expected collections from sales tax, individual income tax, interest, insurance, and miscellaneous revenues outweighed lower-than-expected collections from corporate taxes. Sales tax collections totaled just over \$1B last month, which is \$20M higher than projections. Corporate taxes totaled \$19.5M, which was 40% below the monthly estimates. The full January 2023 State Budget Agency Report can be **found here**.

3. State: New Rule Allows Judges to permit media in Courtrooms



Beginning May 1, 2023, Indiana judges will be permitted to allow news media into courtrooms to report and broadcast court proceedings that are not confidential. The rule change comes at the direction of the Indiana Supreme Court. The rule does have some stipulations, including that minors and jurors will not be able to be shown on camera. IAA is monitoring this change closely. IAA also suspects media cameras will find their way to eviction hearings. **Wane TV has the full story.**

PARTNER SUPPLIERS



UPCOMING EVENTS & EDUCATION

Events

- **Maintenance Mania**, Tuesday, April 11 @ 12:00 PM - 5:00 PM

Virtual Education

- **CPO - Certified Pool Operator Course**, Tuesday, February 28 - Wednesday, March 1 @ 9:00 AM - 5:00 PM
- **FREE - Fair Housing Basics**, Tuesday, April 4 @ 1:00 PM - 3:00 PM
- **CPO - Certified Pool Operator Course**, Wednesday, April 26 @ 9:00 AM - 5:00 PM
- **FREE - Marketing: Taglines, Tools & Tight Budgets**, Tuesday, May 9 @ 2:00 PM - 3:00 PM

Hybrid Education

- **CALP - Certified Apartment Leasing Professional Program**, Tuesday, February 21 - Thursday, February 23 @ 9:00 AM - 1:00 PM (each day) - *Hybrid*
- **FREE - Mental Illness 101**, Thursday, March 2 @ 10:00 AM - 11:00 AM - *Hybrid*
- **FREE - REAC (Real Estate Assessment Center) Inspections**, Thursday, March 23 @ 9:00 AM - 1:00 PM - *Hybrid*
- **CAM - Certified Apartment Manager Program**, Monday, March 27 - Thursday, March 30 @ 9:00 AM - 5:00 PM - *Hybrid*
- **FREE - Active Shooter - Best Practices for Staying Safe**, Tuesday, April 18 @ 10:00 AM - 11:00 AM - *Hybrid*
- **SAL Visionary Leadership Program Kick-off**, Wednesday, April 19 @ 11:00 AM - 12:00 PM - *Online Only*
- **FREE - Disaster Preparedness**, Tuesday, April 25 @ 9:00 AM - 12:00 PM - *Hybrid*
- **FREE - DTF-Delegation, Time and Feedback-How to Win AND Stay Ahead of Leadership**, Tuesday, May 23 @ 10:00 AM - 11:00 AM - *Hybrid*
- **SAL Visionary Leadership Program - Day 1**, Wednesday, May 24 @ 9:00 AM - 12:00 PM - *Hybrid*

SIGNATURE SUPPLIERS



TOP NEWS CONTINUED

4. Local: Evicted tenant wins reversal for due process violation



A Housing Authority of South Bend tenant was deprived of her right to due process when she was not allowed to present her own defense during her eviction hearing, the Court of Appeals of Indiana has ruled. The court **held** that “the small claims court did not provide Johnson with sufficient due process when it refused to hear her defense(s). If proven, her defense(s) may establish that she was not in breach of the lease, that HASB was in breach of the lease, and Johnson did not unlawfully retain possession of the property.”

IAA has heard from practitioners that this opinion likely could be misused in some small claims courts, slowing down the eviction process to ensure residents can present their case to the court. IAA is monitoring the situation.

5. Report: ND Law releases Indiana Landlord-Tenant Law Report



On February 14, the University of Notre Dame Clinical Law Center published a **report** on the shortcomings in Indiana's eviction laws. The report compares Indiana's law to the American Bar Association's House of Delegates 10 recommendations for residential eviction law for state and local governments to implement.

Those recommendations include: giving residents an opportunity to cure their default prior to eviction; creating emergency procedures when residents are wrongly evicted or locked out; allowing residents a sufficient opportunity to conduct discovery and present a defense during an eviction hearing; mandatory pre-litigation diversion programs; right to legal counsel in eviction proceedings; right to redeem a tenancy up until the eviction hearing; resident appeal rights of an eviction and the ability to stay in the rental unit; good cause evictions; and automatically sealing evictions until final judgment.



DID YOU KNOW?

Past Online and Hybrid Course Recordings Available!

Unable to attend one of IAA's FREE industry education courses? No problem! **Recordings of past webinars**, dating back to January 2022, are readily available on its website to members only. Need to brush up on **What HUD Paid Shoppers/Testers Look For That Can Get Your Property Sued**? IAA has your back.



UPCOMING EVENT

MAINTENANCE MANIA



Date: Tuesday, April 11

Location: Indiana State Fairgrounds - Harvest Pavilion - 1202 East 38th Street, Indianapolis, IN 46205

Agenda:

12:00 PM - 12:30 PM EDT - **Registration Opens**

12:30 PM - 1:30 PM EDT - **Open Practice**

1:30 PM - 3:30 PM EDT - **Maintenance Mania Competition**

3:30 PM - 5:00 PM EDT - **Networking & Awards Ceremony**

Member Cost - Participation in Timed Events: \$74

Member Cost - Cheerleader: \$30

[Click here to register.](#)

Maintenance Mania is an action-packed competition dedicated to the hardworking maintenance staff in the multifamily industry. Join IAA for the Maintenance Mania competition, followed by a social hour where the game winners and Maintenance Appreciation Awards winners will be presented. Competitors and cheerleaders will enjoy seven industry-related challenges designed to test your skills and knowledge.

The seven challenges include:

AO Smith Water Heater Installation
 Frigidaire Icemaker Installation
 Halstead Click Lock Plant Installation
 Kidde Fire & Carbon Monoxide Safety Installation
 Kwikset Key Control Deadbolt Test
 Pfister Drain Installation
 Race Car Competition

DON'T FORGET: Indiana winners will have the opportunity to go on to compete at the National Championship held at NAA Apartmentalize in Atlanta this June to earn the title of Maintenance Mania National Champion!

HEADLINES YOU MAY HAVE MISSED

- [Local Business struggles to open amid surge in construction-site theft \(Fox 59\)](#)
- [Bill to Protect Tenants who lose power, water, dies in Indiana Senate \(IndyStar\)](#)
- [Bill to protect tenants who lose water, heat dies in the Senate \(WTHR\)](#)
- [Senate committee guts bill that would've helped renters deal with negligent landlords \(WFYI\)](#)
- [As lawmakers pause bill on tenant protections, housing advocates call for immediate action \(WBAA\)](#)

Questions? Clarifications?
 Contact the Government Affairs Team
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