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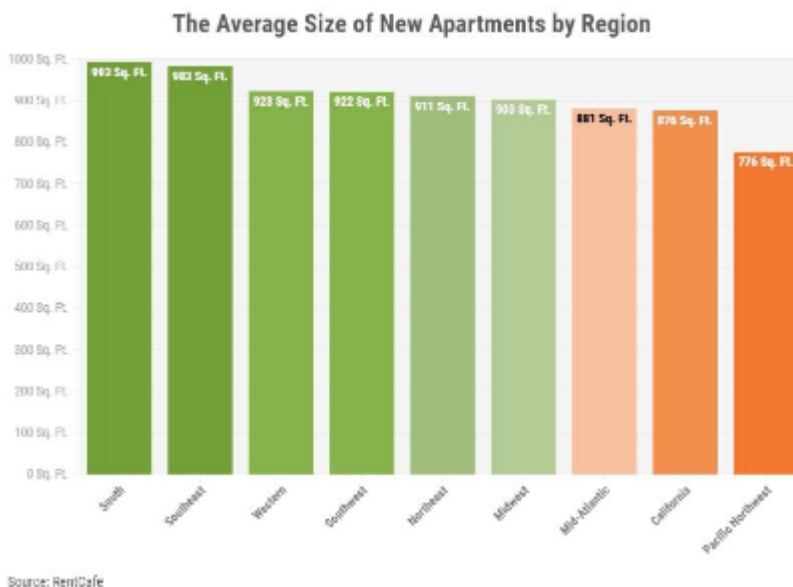
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TOP NEWS

1. Apartment Sizes are Shrinking



During the pandemic and the work-from-home era, apartment unit sizes got bigger. However, apartments in 2022 measured 887 square feet on average, which is a drop of approximately 30 square feet less than 2021. The sharp decrease was due to more studios and one-bedroom apartments entering the market.

- The only type of apartment that increased in size from 2021 was 3 bedroom units, which on average were increased 15 Sq. Ft.
- The average apartment in the South is larger than the rest of the country (993 Sq. Ft.) compared to 903 (Sq. Ft.) in the Midwest.
- In Indianapolis, the average new size of a unit under construction is 853 Sq. Ft compared to existing units averaging 869 Sq. Ft.
- Read the [full report from RentCafe](#).

2. Local: South Bend Common Council introduces Bed Bug Ordinance for Rental Housing



On Monday, March 13, the South Bend Common Council met and introduced an [ordinance](#) requiring "landlords and tenants to participate in bed bug remediation." The ordinance mirrors [HB 1532](#), which was introduced in the Indiana House of Representatives this year by Rep. Gregory Porter (D – Indianapolis). This ordinance requires property owners to investigate the presence of bed bugs by a qualified inspector, provide a copy of the report to a resident within 2 business days, and if bed bugs are present, the property owner must take reasonable measures to treat the infested areas. The property owner is responsible for the entire cost. IAA has opposed this bill and its various versions over the years in the state legislature. IAA is investigating and researching next steps to address this ordinance, as local government is not pre-empted by state law regarding governing bed bugs.

UPCOMING EVENT

Maintenance Mania

Tuesday, April 11

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**

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.

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!

NOTE: Nominations are open for The Maintenance Appreciation Awards. These will be presented during the Maintenance Appreciation & Maintenance Mania awards program from 3:30 PM - 5:00 PM.

Thank you to our Awards Sponsor: [Gene B. Glick Company](#)

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PREFERRED SUPPLIERS



TOP NEWS CONTINUED

3. Local: Highland Indiana School District Referendum



The Town of Highland, Indiana’s school district, known as the School Town of Highland district, will have a property tax referendum on the ballot for consideration during the May 2 primary. On January 31, 2023, the School Town of Highland Board of Education unanimously approved an operating referendum seeking voter approval of a \$0.3204 operating revenue rate per \$100 of property value. If the referendum passes, it is estimated that \$4.7M in annual revenue would be raised and used to retain and recruit educators, bolster

safety, and provide more student opportunities. To learn more about the referendum, visit the [school district's website](#). Additionally, there are two community meetings where residents and effected business owners can learn more:

- **Wednesday, March 22 at 6 pm at the Lincoln Center (2450 Lincoln Street, Highland, IN 46322)**
- **Thursday, March 23 at 11 am at the Lincoln Center**

IAA has been contacted by non-member businesses seeking our assistance in this referendum (and others across the state) being considered on May 2. IAA is working on creating a coalition of interested stakeholders from the business community to determine if reforms could be made to create fairness in the process, understanding the significant financial impact that these referendums have on properties and their residents.

4. Around the Nation: Florida introduces Legislation preempting state government; modeled after Indiana



Oscar Wilde is quoted as saying "imitation is the sincerest form of flattery." This legislative session the Florida House of Representatives introduced [HB 1417](#), which contains language similar to IAA's SEA 148-2020. Specifically, the bill preempts regulation of residential tenancies and landlord-tenant relationship to state government in response to local units of government abuse of power during the COVID-19 pandemic.

- The bill "supersedes any local government regulations on matters covered under this part, including, but not limited to, the screening process used by a landlord in approving tenancies; security deposits; rental agreement applications and fees associated with such applications; terms and conditions of rental agreements; the rights and responsibilities of the landlord and tenant; disclosures concerning the premises, the dwelling unit, the rental agreement, or the rights and responsibilities of the landlord and tenant; fees charged by the landlord, or notice requirements."



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UPCOMING EVENTS & EDUCATION

Events

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

Virtual Education

- **FREE - Fair Housing Basics**, Tuesday, April 4 @ 1:00 PM - 3:00 PM
- **CPO - Certified Pool Operator Course**, Wednesday, April 26 - Thursday, April 27 @ 9:00 AM - 5:00 PM

Hybrid Education

- **FREE - REAC (Real Estate Assessment Center) Inspections**, Wednesday, March 22 @ 9:00 AM - 1:00 PM
- **CAM - Certified Apartment Manager Program**, Monday, March 27 - Thursday, March 30 @ 9:00 AM - 5:00 PM
- **FREE - Active Shooter - Best Practices for Staying Safe**, Tuesday, April 18 @ 10:00 AM - 11:00 AM
- **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

SIGNATURE SUPPLIERS



HEADLINES YOU MAY HAVE MISSED

- [How Rent Control policies affect housing affordability \(CNBC\)](#)
- [Renters gain power in housing market \(Fox59\)](#)
- [Apartment Rents Surge as Vacation Rentals Reduce Supply for Tenants \(CoStar\)](#)

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