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Tell your Senator to Vote Yes on HB 1575!

Your IAA Government Affairs team has been working at the Statehouse to advocate on important legislation on your behalf. **Make your voice heard by taking action on the issue below.**

It takes less than 2 minutes to email your legislator(s).

In Mid 2022, the Indiana Fire Prevention and Building Safety Commission set a schedule to review all of Indiana's building codes and standards (electrical, plumbing, fuel gas, mechanical, building, fire, energy conservation, existing buildings, and the general administrative rules). The goal of the Commission is to enact all these codes at once and implement them within 30 days. They are currently attempting to review one new code per month.

Adopting all these codes at once will drastically increase the cost of housing for rental housing developers and make it nearly impossible to develop affordable housing in Indiana.

HB 1575 fixes the review process and creates fairness for housing providers by:

- Mandating no more than 3 codes be reviewed in any calendar year
- Giving housing stakeholders an equal voice on the Commission giving our industry a say in which national codes and standards are adopted in Indiana.

- Requiring a 6-month delay on implementation of new codes and standards to allow the building trades time to learn the new codes.
- Requiring that no building code or standard can be updated sooner than 5 years, unless an emergency or conflict exists.

Take Action!

2023 SERIES



The **SAL Leadership Series** empowers successful, experienced multifamily leaders to grow their management skills and become visionary leaders to inspire their teams. This program continues to be updated to bring our members the cutting-edge tools, knowledge, and practices to become more dynamic, emotionally intelligent leaders.

Enroll today to become a leader of tomorrow and earn your IAA: SAL Visionary Leadership badge!

Cost: \$750 Workshop & Capstone, \$550 Workshop Only

2023 Kickoff Virtual Orientation: April 19 from 11 AM - noon EST *(this will be online only)

2023 Workshop Dates: May 24, June 21, July 19, and August 16 from 9 AM - 12 PM EST *(these are offered Hybrid- both in-person and online)

2023 Visionary Capstone Date: September 8 from 9 AM -1 PM EST *
 In-person attendees (lunch will be provided starting at noon)
 Virtual attendees, the roundtable ends at noon EST

Register Today

UPCOMING EVENTS & EDUCATION

Events

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

- **Property Bus Tour**, Wednesday, May 17 @ 8:30 AM - 4:00 PM

Virtual Education

- **CPO - Certified Pool Operator Course**, Wednesday, April 26 - Thursday, April 27 @ 9:00 AM - 5:00 PM
- **FREE - HUD's REAC (Real Estate Assessment Center) New NSPIRE Standards**, Tuesday, May 2 @ 9:00 AM - 11:00 AM
- **FREE - Marketing: Taglines, Tools & Tight Budgets**, Tuesday May 9 @ 2:00 PM - 3:00 PM

Hybrid Education

- **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
- **FREE - Electric Troubleshooting Seminar**, Thursday, May 18 @ 9:00 AM - 12:00 PM
- **FREE - DTF-Delegation, Time and Feedback-How to Win AND Stay Ahead of Leadership**, Tuesday, May 23 @ 10:00 AM - 11:00 AM
- **SAL Visionary Leadership Program - Day 1**, Wednesday, May 24 @ 9:00 AM - 12:00 PM

TOP NEWS

1. Indiana Senate Passes Historic Housing Funding



On April 4th, the Indiana Senate debated at length HB 1005, which creates a housing infrastructure revolving fund that allows local units of government to apply for funding for public infrastructure to support all types of housing developments. The bill was widely supported in the House. However, language expanding residential tax incremental financing (TIF) for housing in smaller communities was amended into the bill during committee. The amendment created some heartburn among several republican legislators concerned regarding the impact of residential TIFs on funding for government services and schools. After significant discussion, the bill ultimately passed the Senate 32-16 – with 9 republicans opposing the bill.

Given the added language in the Senate, the bill will head to the House for either a concurrence vote (agree with Senate changes) or conference committee (iron out the differences). IAA will provide updates to this bill, as it continues to advance.

2. Courts: Trial Court erred in awarding damages to property owner, COA finds



On April 3, the Indiana Court of Appeals ruled on a case involving landlord-tenant law. A property owner sought and was awarded by a trial court \$4,227 in damages due to the physical condition of the property after a resident vacated. However, the property owner failed to provide the resident with a notice of damages.

The Court of Appeals found that “The Indiana Code is clear that where, as here, a landlord fails to provide a tenant with notice of damages within forty-five days of the termination of a lease under I.C. § 32-31-3-15, the landlord agrees as a matter of law that no damages are due, and the landlord must remit to the tenant immediately the full security deposit.”

The case has been remanded back to the trial court where the court ordered the property owner return the \$650 security deposit and instructed the trial court to determine reasonable attorney’s fees for the resident. [Click here for the full opinion.](#)

PREFERRED SUPPLIERS



TOP NEWS CONTINUED

3. Federal: Housing is a Human Right Act gets reintroduced in Congress



Rep. Pramila Jayapal (D – WA) and Grace Meng (D – NY) introduced the “Housing is a Human Right Act” (**H.R. 1708**) on March 22. This bill also was introduced during the last congressional session. The text of this year’s bill has not been released yet. However, summaries indicate that the bill would invest more than \$300B in essential affordable and accessible housing infrastructure. While this bill will not receive a hearing in the republican-controlled House, this bill is further evidence of the growing narrative among liberal democrats (21 of whom are co-sponsoring the bill) that housing should be a human right.

SIGNATURE SUPPLIERS



UPCOMING EVENT

Maintenance Mania

NEXT 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



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HEADLINES YOU MAY HAVE MISSED

- **Editorial: The federal government wants to micromanage the nation's housing (The Hill)**
- **To address affordable housing, Circle Up Indy eyes 3D-printed homes (WFYI)**
- **HUD extending Comment Period on AFFH Proposed Rule (HUD)**
- **State revenue beats projections again (Inside Indiana Business)**
- **Larry DeBoer: Property tax bills are increasing a lot in 2023 (Daily Journal)**



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Questions? Clarifications?
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