

For Immediate Release



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From the Office of Sen. Joyce Waddell, NC Senate
Mecklenburg County

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Greetings:

At the General Assembly
For the Week

Still no budget. All branches of the state are anxiously awaiting the passage of the budget so they can determine their annual department budget. Until a budget is passed, the state departments are at a standstill on how they will hire and at what level they can provide services.

Joyce Waddell



HB 422
Senator Waddell attended the Governor's signing of HB 422, a bill she wholeheartedly supports.



Real Estate Contracts

A bipartisan push to crack down on questionable real estate deals became law Thursday with the Governor's signature. House Bill 422 is a response to a real estate company that signed homeowners to contracts that guaranteed the company would be their real estate agent if they sold their home within 40 years. The Attorney General sued the company in March, accusing it of deceptive business practices. Lawmakers levied similar accusations as the bill to prevent deals like this in the future was voted unanimously through the General Assembly.

The Attorney General believes the bill restores some power back to North Carolina homeowners. His office has sued a company over some of these contracts.

The Attorney General's office said it received about 60 complaints. In these contracts, homeowners agreed to use the company as their listing agent if they decided to sell their home in the next 40 years. If they break the contract and sell their house using a different agent, they still have to pay the company 3% of their home's value. In exchange, the homeowner gets a check; anywhere from a few hundred to a few thousand dollars.

The new law outlaws real estate agreements that run for more than a year and "run with the land or bind future owners of residential real estate identified in the real estate service agreement," according to a legislative summary of the bill.

I strongly support this bill. As a real estate broker, I do not believe in holding homeowners to an agreement, if they want to list their property outside of the agreement terms. I believe that is unfair and quite honestly sets a bad precedence on the real estate business. By passing this law, homeowners get to list their property without the cloud of a 40 year term over their heads.

Elections Veto

Senate Bill 747

The Governor announced on last Thursday that he would veto a slate of Republican-backed election changes, and he did just that. The bill in question, Senate Bill 747, would eliminate the three-day grace period for receiving absentee ballots, give partisan poll observers more power to watch voting and ban the use of private money for election administration.

An override is near-certain, though, as Republicans passed the bill with a veto-proof supermajority. The bill passed on party lines over fierce opposition from Democrats.

SB 747 gives each party the opportunity to appoint an equal number of poll observers.

Senate Bill 512

The Governor also vetoed a separation of powers bill that will likely be overridden and then end up in the courts.

The veto of Senate Bill 512 takes some appointment power on various state governing boards away from the governor and gives it to the General Assembly, as well as some members of the Council of State. It is likely to end up in court as a test of the state Constitution.

This bill can interrupt the critical work of boards and commissions to protect public health, provide clean air and water, recruit new jobs, lower electric bills and more, because it violates the separation of powers enshrined in the state Constitution. The courts have consistently rejected these legislative power grabs in *McCrary v. Berger* and other cases. Legislative efforts to seize executive power are unconstitutional and damage vital state work.

As we continue to create laws for North Carolinians, I hope we consider the will and needs of the people of North Carolina. Sometimes laws are created with good intentions, but the consequences of these laws create more harm for the state. Elections should be a straight forward and an easy civic right, but with this law, barriers are created instead of making it easy.



Local Election

Senator Waddell votes on the first day of early voting in the local election in Mecklenburg County.

Vaccines Keep You Safe

It is time to check your vaccines. Influenza season is upon us. Please get vaccinated. Vaccines help keep you and your loved ones safe.



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