

Industry Groups Like The Alabama Association Of Realtors And Georgia Association Of Realtors Have Repeatedly Sought To Overturn The CDC's Eviction Moratoriums, Alleging Increased Financial Burdens – All The While, These Same Groups Praised Their States' Strong And Successful Pandemic Housing Markets

SUMMARY: The Alabama and Georgia Associations of Realtors have been helping lead the industry charge against the Centers for Disease Control's (CDC's) eviction moratoriums during the COVID-19 pandemic. They, among a handful of companies, [asked](#) the U.S. Supreme Court to block federal enforcement of the moratorium, claiming it had shifted the “pandemic's financial burdens from the nation's 30 to 40 million renters to its 10 to 11 million landlords.” In August 2021, the real estate groups [filed](#) another lawsuit against the CDC after the Biden administration issued a new, more targeted moratorium following the July 31 expiration of the CDC's original moratorium.

And the groups' pleas have enjoyed the backing of “[America's largest trade association](#),” the National Association of Realtors, which has [claimed](#) an extended eviction ban would “only jeopardize the long-term health of America's housing market.”

But even as the Alabama and Georgia groups complain about financial burdens, they have touted the strength of their respective states' housing markets.

- **The Alabama Association of Realtors** has enjoyed the fact that the housing market “[proved resilient during the pandemic](#),” with home sales increasing year-to-year by 18.7% in June 2020. In February 2021, the group's [president](#) shared an article claiming “Alabama's strength in the real estate market continues to make national headlines.” And in May 2021, the group posted an [article](#) praising the U.S. housing market's “hot streak with double-digit annual gains in home prices.”
- **The Georgia Association of Realtors** has [repeatedly touted](#) the [strength](#) of the Georgia housing market, even calling it “[red hot](#)” in March 2021. Additionally, the group's [president said](#), “the historic market of 2020 has rolled over into 2021, and there are no signs of its ebbing anytime soon.”

As these groups try to squeeze struggling renters while enjoying a booming housing market, it should be noted that at least one of them has a long history of undermining renters' protections. As far back as 2000, the Alabama Association of Renters repeatedly fought tenants' rights legislation, first spearheading an effort against a bill requiring “[minimum standards of livability](#)” in rental properties and then backing a bill with loopholes that made basic living standards protections likely “[meaningless](#)” while opposing a stronger bill.

The Alabama And Georgia Associations Of Realtors Were Among Industry Groups That Asked The Supreme Court To Strike Down The CDC's Eviction Moratorium, Set To Expire June 30, 2021 But Then Extended to July 31— Their Effort Had Been Backed By The National Association Of Realtors, “America's Largest Trade Association.”

In June 2021, A Coalition Of Real Estate Groups, Including The Alabama And Georgia Associations Of Realtors, Brought A Lawsuit Against The Biden Administration Asking The U.S. Supreme Court To Block Federal Enforcement Of The CDC's Eviction Moratorium – The Applicants Argued The Moratorium Shifted Billions In Financial Burden To Landlords.

June 2021: A Coalition Of Real Estate Groups Asked The U.S. Supreme Court To Block Federal Enforcement Of The Eviction Moratorium. "A coalition of real estate groups asked the Supreme Court on Thursday to block the federal government from enforcing an eviction moratorium put in place last year in response to the coronavirus pandemic. The emergency appeal comes a day after a three-judge panel in Washington allowed the moratorium to continue while President Joe Biden's administration fights the case in federal court. A district court judge had blocked the Centers for Disease Control and Prevention action in early May, finding the government exceeded its power." [USA Today, [06/03/21](#)]

The Federal Eviction Moratorium Put In Place By The Centers For Disease Control (CDC) In September 2020 Was Set To Expire On June 30, 2021 But Ultimately Expired July 31. "A federal judge last month struck down the eviction moratorium put in place by the Centers for Disease Control and Prevention. Though the judge stayed her decision pending appeal, the ruling is a harbinger of the inevitable: the end of the federal eviction moratorium, which is set to expire on June 30." [New York Times [Opinion], [06/02/21](#)]

- **The CDC's Moratorium Was Enacted September 4, 2020 And Was Extended To January 31, 2021, Then March 31, 2021, Then June 30, 2021.** "The CDC's September 4, 2020 Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19 Notice and Order imposed a temporary halt in residential evictions to prevent the further spread of COVID-19 through December 31, 2020. The Consolidated Appropriations Act, 2021 extended the order until January 31, 2021. The CDC renewed the moratorium until March 31, 2021, then further extended it, as modified, to June 30, 2021 (the Order)." [Department of Housing and Urban Development, [04/26/21](#)]
- **June 24, 2021: CDC Director Dr. Rochelle Walensky Signed An Order Extended The CDC's Eviction Moratorium To July 31, Which Was Also Intended To Be The "Final Extension Of The Moratorium."** "CDC Director Dr. Rochelle Walensky has signed an extension to the eviction moratorium further preventing the eviction of tenants who are unable to make rental payments. The moratorium that was scheduled to expire on June 30, 2021 is now extended through July 31, 2021 and this is intended to be the final extension of the moratorium." [Center for Disease Control and Prevention, [06/24/21](#)]

The Applicants Included The Alabama Association Of Realtors, The Georgia Association Of Realtors, Fordham & Associates LLC, HE Cauthen & Land Development, And Title One Management, LLC. [Application to Vacate Stay, Supreme Court of the United States, [06/03/21](#)]

The Applicants Argued That The CDC's Eviction Moratorium Shifted The "Pandemic's Financial Burdens" From Renters To Landlords, "Resulting In Over \$13 Billion In Unpaid Rent Per Month." In doing so, the CDC shifted the pandemic's financial burdens from the nation's 30 to 40 million renters to its 10 to 11 million landlords— most of whom, like applicants, are individuals and small businesses—resulting in over \$13 billion in unpaid rent per month." [Application to Vacate Stay, Supreme Court of the United States, [06/03/21](#)]

- **They Claimed That Over A Year, The CDC's Moratorium Would Cost Landlords Up To \$200 Billion.** "Landlords have been losing over \$13 billion every month under the moratorium, and the total effect of the CDC's overreach may reach up to \$200 billion if it remains in effect for a year." [Application to Vacate Stay, Supreme Court of the United States, [06/03/21](#)]

They Argued That The Moratorium Could Not Stand Because Congress Never Gave The CDC "The Staggering Amount Of Power" To Institute The Ban. "The stay order cannot stand. As both the Sixth Circuit

and the district court here recognized, Congress never gave the CDC the staggering amount of power it now claims. Nor do this Court's precedents permit unlawful agency actions to persist throughout the pendency of an appeal merely because the government has raised serious questions on the merits—a standard that will be satisfied in nearly every case where the government's authority has been challenged." [Application to Vacate Stay, Supreme Court of the United States, [06/03/21](#)]

The Legal Challenge To The CDC's Eviction Moratorium Was Filed Against Biden Administration Agencies Like The U.S. Department Of Human Services, The U.S. Department Of Justice, And The Centers For Disease Control. [Supreme Court of the United States, accessed [06/14/21](#)]

The Country's Largest Trade Group, The National Association Of Realtors, Supported The Alabama And Georgia Associations Of Realtors, Claiming That An Extended Eviction Moratorium Would "Only Jeopardize The Long-Term Health Of America's Housing Market."

The National Association Of Realtors Is The Country's Largest Trade Association, With Over 1.4 Million Members. [National Association of Realtors, accessed [06/15/21](#)]

The National Association Of Realtors Supported The Alabama And Georgia Associations Of Realtors In Their Supreme Court Challenge Of The CDC's Eviction Moratorium. "Recognizing the potential far-reaching impact of the Centers for Disease Control and Prevention's eviction moratorium, NAR has supported a legal challenge by the Alabama and Georgia state REALTORS® associations and two housing providers." [Alabama Association of Realtors, [05/04/21](#)]

NAR President Charlie Oppler Said That "The Government's Continued Enforcement" Of The Moratorium Would "Only Jeopardize The Long-Term Health Of America's Housing Market."

"No business can survive while forgoing steady income for a year," NAR President Charlie Oppler says. "If mom-and-pop property owners are put in a position where they can no longer sustain their small businesses, every tenant living there would be left without a proper home. Broad, nationwide eviction moratoriums don't serve a necessary purpose, and the government's continued enforcement will only jeopardize the long-term health of America's housing market." [Alabama Association of Realtors, [05/04/21](#)]

The Biden Administration Had Defended The Eviction Moratorium By Noting COVID-19 Risk Would Increase 40% For Evicted Renters And 22 State Attorneys General Argued Lifting The Ban Would Spur An "Unprecedented Wave Of Evictions."

In Response To The Lawsuit, The Biden Administration Argued That The CDC's Eviction Moratorium Was A "Lawful And Necessary Step" In Preventing The Spread Of COVID-19 And That Lifting The Moratorium Would Lead To A 40% Increased Risk Of Contracting The Virus Among Those Who Were Evicted.

In Its Response, The Biden Administration Said That In Issuing Its Moratorium, The CDC Found That "Lifting Eviction Moratoria Led To A 40% Increased Risk Of Contracting COVID-19 Among People Who Were Evicted And Those With Whom They Shared Housing." "Specifically, the CDC cited data and models showing that 'lifting eviction moratoria led to a 40% increased risk of contracting COVID-19 among people who were evicted and those with whom they shared housing'; that 'significant increases in COVID-19 incidence and mortality [occurred] approximately 2-3 months after [state and local] eviction moratoria were lifted'; that "the incidence of COVID-19 in states that lifted their moratoria was 1.6 times that of states that did not at 10 weeks post-lifting"; that "anywhere from 1,000 to 100,000 excess cases per million population could be attributable to evictions"; and that, throughout the United States 'over 433,000 cases of COVID-19 and over

10,000 deaths could be attributed to lifting state moratoria.” [Response To Application, U.S. Supreme Court, [06/10/21](#)]

The Biden Administration Argued That The CDC Eviction Moratorium Was A “Lawful And Necessary Step” To Prevent The Spread Of COVID-19 Across State Lines. “In a 38-page filing, the Biden administration argued that the CDC policy is a lawful and necessary step to prevent the spread of COVID-19 across state lines, which would result from evicted tenants being forced into homeless shelters or other crowded living arrangements.” [The Hill, [06/10/21](#)]

22 State Attorneys General Filed An Amicus Brief Urging The U.S. Supreme Court To Uphold The CDC’s Eviction Moratorium, Arguing That The “Instantaneous Dissolution” Of The Measure Would Cause An “Unprecedented Wave Of Evictions” And “Threaten Substantial Harm.”

22 State Attorneys General Asked The Supreme Court To Uphold The CDC’s Eviction Moratorium. “The attorneys general of 22 states on Friday urged the U.S. Supreme Court not to end the Centers for Disease Control and Prevention’s pandemic-related residential eviction moratorium that has been challenged by landlord groups.” [Reuters, [06/11/21](#)]

- **The State Attorneys General Included The District Of Columbia, Connecticut, California, Colorado, Delaware, Hawaii, Illinois, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New Mexico, New York, North Carolina, Oregon, Pennsylvania, Rhode Island, Virginia, Washington, And Wisconsin.** [Amicus Brief, Supreme Court of the United States, [06/10/21](#)]

The Amicus Brief Submitted By The Attorneys General Argued That The “Instantaneous Dissolution” Of The Moratorium “Would Precipitate An Unprecedented Wave Of Evictions And Threaten Substantial Harm” During The Pandemic. “As set forth in the enclosed brief, the undersigned Amici States have a strong interest in the outcome of this application to vacate the district court’s stay. Specifically, the Amici States have a critical interest in avoiding the instantaneous dissolution of the Centers for Disease Control and Prevention’s Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19 (‘CDC Order’), which would precipitate an unprecedented wave of evictions and threaten substantial harm to individuals, communities, and the public health during a continued pandemic.” [Amicus Brief, Supreme Court of the United States, [06/10/21](#)]

In Early August 2021, The Alabama And Georgia Associations Of Realtors Filed Another Lawsuit Seeking To Block A New CDC Eviction Moratorium That Targeted Counties "Areas Of The Country Experiencing High Levels Of Coronavirus Infections," But Still Protected 90% Of Renters From Eviction.

Following The July 31 Expiration Of The CDC's Original Eviction Moratorium, The Biden Administration Issued A New Moratorium Covering "Areas Of The Country Experiencing High Levels Of Coronavirus Infections," Providing Eviction Protection For 90% Of Renters.

On August 3, 2021, The Biden Administration "Issued A New, More Limited [Eviction] Freeze That Remains In Effect Through Oct. 3." "Days after a national eviction moratorium expired, the Biden administration on Tuesday issued a new, more limited freeze that remains in effect through Oct. 3. Like the previous order, the two-month moratorium issued Tuesday comes from the Centers for Disease Control and

Prevention. The new ban on evictions covers parts of the United States that are experiencing what the CDC calls 'substantial' and 'high' spread of the coronavirus." [NPR, [08/03/21](#)]

- "The CDC's Original Eviction Ban, Which Had Been In Effect Since September 2020, Expired On July 31." [CNBC, [08/03/21](#)]

The CDC's New Eviction Moratorium Will Provide 90% Of Renters With Eviction Protection Despite Only Covering "Areas Of The Country Experiencing High Levels Of Coronavirus Infections." "The Centers for Disease Control and Prevention issued a new federal eviction moratorium on Tuesday. The eviction ban will be targeted at areas of the country experiencing high levels of coronavirus infections and will last for 60 days until Oct. 3. The protection could cover around 90% of renters." [CNBC, [08/03/21](#)]

The Alabama And Georgia Associations Of Realtors Quickly Filed Suit Against The CDC's New Eviction Moratorium – Arguing It Had "Acted In Bad Faith" And Was Simply Caving To A "Tidal Wave Of Political Pressure" – As A Coalition Of 11 Other Rental Industry Trade Associations Voiced Additional Opposition To The New Ban.

Just A Day After The CDC Issued Its New Eviction Moratorium, The Alabama And Georgia Chapters Of The National Associations Of Realtors Filed A Lawsuit Seeking To Vacate The New Ban. "Trade groups representing property owners late Wednesday sued to block a new federal eviction moratorium that President Joe Biden himself warned this week was on shaky legal ground. The Alabama and Georgia chapters of the National Association of Realtors filed a motion in federal court to vacate the ban that the Centers for Disease Control and Prevention ordered Tuesday." [Politico, [08/04/21](#)]

In Their Newest Lawsuit, The Real Estate Groups Argued The CDC Had "Acted In Bad Faith" And Were Caving To A "Tidal Wave Of Political Pressure" In Enacting Its New Moratorium. "The real estate groups — which have warned that their members are facing substantial financial losses from the moratorium — said in a legal filing that the CDC caved to a 'tidal wave of political pressure' from outraged Democrats when it revived the eviction ban despite clear warnings from judges who said the agency lacked the power to enforce it. 'The CDC appears to have acted in bad faith,' the groups said." [Politico, [08/04/21](#)]

A Real Estate Coalition Of 11 Trade Associations Representing Various Rental Housing Industries Voiced Additional Opposition To The CDC's New Eviction Moratorium. "A broad real estate coalition strongly opposes the Centers for Disease Control (CDC) decision to reimpose a federal eviction moratorium. This move takes place despite the fact that the Administration itself noted it lacks the legal authority for a more targeted eviction moratorium. [...] The group consists of real estate organizations who represent for-profit and non-profit housing owners, operators, developers, lenders and property managers involved in rental housing, both affordable and conventional." [CCIM Institute et. Al. Press Release, [08/04/21](#)]

Both The Alabama And Georgia Associations Of Realtors Are Fighting Against The CDC's Federal Eviction Moratoriums And Efforts By Congress To Extend Eviction Moratoriums, Claiming They Shift Financial Burdens From Renters To Landlords – However, At The Same Time, These Industry Groups Have Praised And Promoted The Strength Of Their States' Housing Markets.

The Alabama And Georgia Associations Of Realtors Had Asked The Supreme Court To Block Enforcement Of The Eviction Moratorium And Later Sued To Block A New CDC Moratorium.

June 2021: A Coalition Of Real Estate Groups Asked The U.S. Supreme Court To Block Federal Enforcement Of The Eviction Moratorium. "A coalition of real estate groups asked the Supreme Court on Thursday to block the federal government from enforcing an eviction moratorium put in place last year in response to the coronavirus pandemic. The emergency appeal comes a day after a three-judge panel in Washington allowed the moratorium to continue while President Joe Biden's administration fights the case in federal court. A district court judge had blocked the Centers for Disease Control and Prevention action in early May, finding the government exceeded its power." [USA Today, [06/03/21](#)]

The Applicants Included The Alabama Association Of Realtors, The Georgia Association Of Realtors, Fordham & Associates LLC, HE Cauthen & Land Development, And Title One Management, LLC. [Application to Vacate Stay, Supreme Court of the United States, [06/03/21](#)]

Just A Day After The CDC Issued Its New Eviction Moratorium, The Alabama And Georgia Chapters Of The National Associations Of Realtors Filed A Lawsuit Seeking To Vacate The New Ban. "Trade groups representing property owners late Wednesday sued to block a new federal eviction moratorium that President Joe Biden himself warned this week was on shaky legal ground. The Alabama and Georgia chapters of the National Association of Realtors filed a motion in federal court to vacate the ban that the Centers for Disease Control and Prevention ordered Tuesday." [Politico, [08/04/21](#)]

After The Alabama And Georgia Associations Of Realtors Sued To Block A New CDC Moratorium, The Supreme Court Ultimately Ruled To Leave The Moratorium In Place But That Any Future Eviction Moratoriums Would Have To Go Through Congress, Which The NAR Touted As A Victory.

The Supreme Court Ruled To Leave The Eviction Moratorium In Place Until Its Expiration On July 31 But That Any Future Eviction Moratoriums Would Have To Go Through Congress. "The U.S. Supreme Court on Tuesday refused to lift a ban on evictions for tenants who have failed to pay all or some rent during the coronavirus pandemic. By a 5-4 vote, the court left in place the nationwide moratorium on evictions issued by the Centers for Disease Control and Prevention. The Alabama Association of Realtors had challenged the moratorium. Justice Brett Kavanaugh, who cast the fifth and deciding vote, wrote in a concurring opinion that he voted not to end the eviction program only because it is set to expire on July 31, "and because those few weeks will allow for additional and more orderly distribution" of the funds that Congress appropriated to provide rental assistance to those in need due to the pandemic. He added, however, that in his view Congress would have to pass new and clearer legislation to extend the moratorium past July 31." [NPR, [7/29/21](#)]

NAR Said The Alabama And Georgia Realtors Had "Achieved A Tremendous Victory For Property Rights" With SCOTUS's Decision That Any Future Eviction Bans Would Have To Go Through Congress. "With NAR's support, the Alabama and Georgia REALTORS® have achieved a tremendous victory for property rights that will reverberate far into the future," McGahn says. "The Administration has now officially said any future national eviction ban would need to go through Congress." [Alabama Association of Realtors, [8/3/21](#)]

As The CDC's National Eviction Moratorium Came To An End And The Biden Administration Was Asking Congress To Intervene To Extend The Ban, The National Association Of Realtors Was Vigorously Opposed To An Extended Eviction Moratorium.

The Biden Administration Was Asking Congress To Intervene To Extend The Eviction Moratorium Ban. "The Biden Administration on Thursday said it would not attempt to unilaterally extend the Centers for Disease Control and Prevention's (CDC) national eviction moratorium, allowing it to expire on July 31. In a statement, the White House acknowledged a recent Supreme Court ruling on the issue, saying, '... the Supreme Court has made clear that this option is no longer available.' President Biden is now asking Congress to intervene and extend the ban." [Alabama Association of Realtors, [8/3/21](#)]

The National Association Of Realtors' Chief Advocacy Officer Said NAR Was Prepared To Vigorously Oppose A Ban Without Assistance For Small Housing Providers. “NAR is prepared to oppose vigorously any unreasonable effort by Congress to extend the ban without assistance for small housing providers,’ says Shannon McGahn, chief advocacy officer for NAR. ‘We have argued all along that the best solution for all parties is rental assistance for tenants in need paid directly to housing providers. Nearly half of all rental housing in America is a mom-and-pop operation, and these providers cannot continue to live in a state of financial hardship.’ ‘With the economy improving, rental assistance now available in all 50 states, and millions of unfilled jobs, it is time to return the housing market to its former, healthy function,’ McGahn says.” [Alabama Association of Realtors, [8/3/21](#)]

- **The NAR Representative Said Nearly Half Of All Rental Housing In America Was “A Mom-And-Pop Operation,” Adding That These Providers Couldn’t Continue To “Live In A State Of Financial Hardship.”** “NAR is prepared to oppose vigorously any unreasonable effort by Congress to extend the ban without assistance for small housing providers,’ says Shannon McGahn, chief advocacy officer for NAR. ‘We have argued all along that the best solution for all parties is rental assistance for tenants in need paid directly to housing providers. Nearly half of all rental housing in America is a mom-and-pop operation, and these providers cannot continue to live in a state of financial hardship.’ ‘With the economy improving, rental assistance now available in all 50 states, and millions of unfilled jobs, it is time to return the housing market to its former, healthy function,’ McGahn says.” [Alabama Association of Realtors, [8/3/21](#)]

The Alabama Association Of Realtors And Its Members Have Praised The Pandemic Housing Market, Capitalizing On Increased Home Sales To Promote Website Content Showcasing The U.S. Housing Market’s “Hot Streak.”

August 2020: According To The Alabama Association Of Realtors, The Alabama Housing Market Was Strong During The Pandemic, With Home Sales Up 3.5% Year-To-Date. “The U.S. housing market has proved resilient during the pandemic, and Alabama has been no exception. According to the Alabama Association of Realtors, June home sales in the state increased 18.7% year-over-year, and 32.5% from May 2020. Those gains mean home sales are up 3.5% year-to-date.” [Al.com, [08/23/20](#)]

David Lucas, The President Of The Birmingham Association Of Realtors, Claimed The Pandemic’s Effect On Real Estate Was “Mainly Felt Right After The Lockdown” But Said It “Quickly Evaporated.” “David Lucas, president of the Birmingham Association of Realtors, said the pandemic’s affect on real estate was mainly felt right after the lockdown, but that quickly evaporated. ‘When COVID hit, the March and April transactions were already booked,’ he said. ‘Our concern tended to be after that. And it took a small drop, but our sales year-over-year here are up 15 percent. But then, inventory is down to a historic level, about 20 percent.’” [Al.com, [08/23/20](#)]

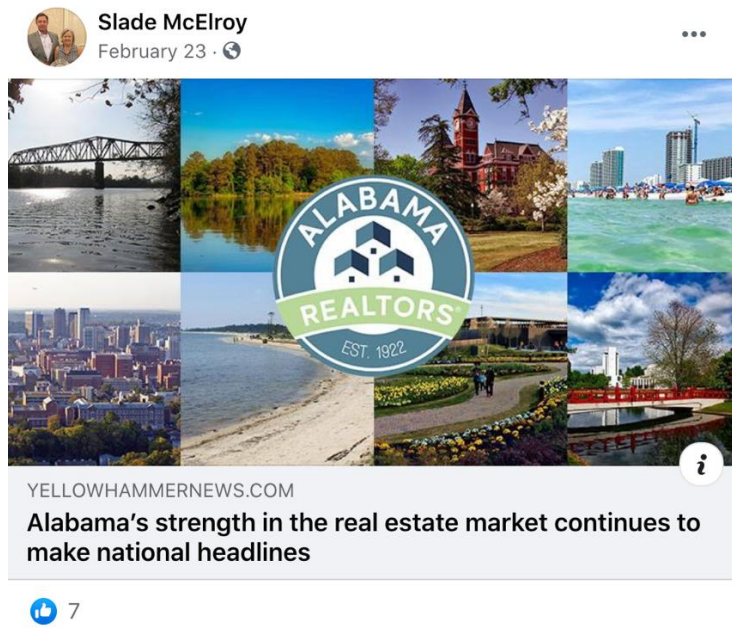
May 2021: The Alabama Association Of Realtors Posted An Article Praising The U.S. Housing Market’s “Hot Streak With Double-Digit Annual Gains In Home Prices.” “The U.S. housing market is on a hot streak with double-digit annual gains in home prices, bidding wars, and surging buyer demand. That type of soaring housing market is prompting more ‘bubble’ fears in some corners, but economists say the housing market isn’t getting overinflated.” [Alabama Association of Realtors, [05/10/21](#)]

Slade McElroy, The Current President Of The Alabama Association Of Realtors, Promoted Content Highlighting “Alabama’s Strength In The Real Estate Market.”

Slade McElroy Is The Current President Of The Alabama Association Of Realtors. [Executive Committee 2021, Alabama Association of Realtors, accessed [06/15/21](#)]

October 2020: McElroy Received A Committee Appointment To The 2021 National Association Of Realtors. [Facebook, [10/21/20](#)]

February 2021: McElroy Shared A News Article Titled “Alabama’s Strength In The Real Estate Market Continues To Make National Headlines.”



[Facebook, [02/23/21](#)]

In Monthly Press Releases, The Georgia Association Of Realtors Commented On The Strength Of The Georgia Housing Market, At One Point Calling It “Red Hot” In March 2021.

February 2021 HEADLINE: “Georgia Housing Market Finishes Strong In 2020.” [Press Release, Georgia Association of Realtors, accessed [06/15/21](#)]

February 2021 HEADLINE: “Georgia Housing Market Off To A Robust Start In January.” [Press Release, Georgia Association of Realtors, accessed [06/15/21](#)]

April 2021 HEADLINE: “Georgia Housing Market Red Hot In March.” [Press Release, Georgia Association of Realtors, accessed [06/15/21](#)]

May 2019 HEADLINE: “Another Strong Month For Georgia Housing Market In April.” [Press Release, Georgia Association of Realtors, accessed [06/15/21](#)]

Dorrie Love, The Current President Of The Georgia Association Of Realtors, Praised The 2021 Pandemic Housing Market, Claiming That “There Are No Signs Of Its Ebbing Anytime Soon.”

Dorrie Love Is The 2021 President Of The Georgia Association Of Realtors. [Georgia Association Of Realtors, accessed [06/15/21](#)]

Georgia Association Of Realtors President Dorrie Love Said That “The Historic Market Of 2020 Has Rolled Over Into 2021, And There Are No Signs Of Its Ebbing Anytime Soon.” “As we head full steam into spring, it seems that the historic market of 2020 has rolled over into 2021, and there are no signs of its ebbing anytime soon. The Georgia REALTORS® (GAR) Monthly Housing Indicators — which are published mid-month each month — recently gave us a snapshot of the first quarter, and I believe it sets the stage for the

housing market for the remainder of the year. Prices continue to move upward throughout Georgia, with the average sales price rising 17% to \$323,831. Pending sales are up 19%, which indicates that a seller's market is still in effect." [Atlanta Agent Magazine, [05/06/21](#)]

Love Said That Most Realtors She Knew “Had Their Busiest Year In Their Career” In 2020. “As we all saw, the need for a new home did not stop just because the world locked down. Georgia was a popular state for relocation in 2020 and continues to be in 2021. Most of the Realtors that I know have had their busiest year in their career. I can't emphasize enough to consumers that in this fast-paced environment of selling, a Realtor will guide you through an array of challenges and choices that will inevitably come your way, whether you're buying or selling.” [Atlanta Agent Magazine, [05/06/21](#)]

The National Association Of Realtors' Chief Economist Called The Real Estate Industry “Hot” In May 2020 Despite Coronavirus Mitigation Efforts Having Disrupted Contract Signings.

In May 2020, Lawrence Yun, The NAR's Chief Economist, Said The Real Estate Industry Was “Hot” In Affordable Price Points With The Wide Prevalence Of Bidding Wars For The Limited Inventory. “With nearly all states under stay-at-home orders in April, it is no surprise to see the markedly reduced activity in signing contracts for home purchases,' said Lawrence Yun, NAR's chief economist. [...] 'While coronavirus mitigation efforts have disrupted contract signings, the real estate industry is 'hot' in affordable price points with the wide prevalence of bidding wars for the limited inventory,' he said. 'In the coming months, buying activity will rise as states reopen and more consumers feel comfortable about homebuying in the midst of the social distancing measures.’” [The Ritz Herald, [5/29/20](#)]

The Alabama Association Of Realtors Has A History Of Opposing Renters' Rights, Consistently Leading The Push To Kill Statewide Legislation That Would Require Landlords To Ensure Their Properties “Meet Minimum Standards of Livability” – The Organization Claimed That Such Requirements Would “Increase The Cost Of Business.”

In April 2000, The Alabama Association Of Realtors Spearheaded An Effort To Kill A State Bill That Would Require Rental Properties To “Meet Minimum Standards Of Livability.”

April 2000: A Bill Requiring Rental Properties To “Meet Minimum Standards Of Livability” Was Killed In Committee. “A bill requiring that rental property meet minimum standards of livability was killed in committee on Wednesday, and the sponsor blames a well-funded lobbying group. 'This was big money against the little people,' said Rep. Laura Hall, D-Huntsville, who sponsored the bill, the Alabama Residential Landlord Tenant Act, which also included additional protections for the landlord. The bill's chief opponent was the Alabama Association of Realtors, and association executive vice president Danny Cooper declined to comment, except to say the association would write its own bill for next year” [The Montgomery Advertiser, 04/06/00]

Alabama And Arkansas Are The Only Two States Without Laws That “Spells Out What Landlords Are Required To Provide.” “Other than Alabama, only Arkansas has no law that spells out what landlords are required to provide. Lobbyists for renters and landlords agree that something needs to be done here, but they remain far apart in their proposed solutions.” [Tuscaloosa News, [04/30/03](#)]

The Bill's Chief Opponent Was The Alabama Association Of Realtors. “This was big money against the little people,' said Rep. Laura Hall, D-Huntsville, who sponsored the bill, the Alabama Residential Landlord Tenant Act, which also included additional protections for the landlord. The bill's chief opponent was the Alabama Association of Realtors, and association executive vice president Danny Cooper declined to

comment, except to say the association would write its own bill for next year.” [“Landlord Tenant Bill Dies,” Montgomery Advertiser, 04/06/00]

In 2003, The Alabama Association Of Realtors Supported A Bill That Claimed To Require Landlords To Provide Renters Homes With “Good Plumbing, Heating [...] And Protection From The Weather,” Yet Loopholes In The Bill Made The Protections “Meaningless” – The Alabama Realtors Spokesman Said That A Stronger State Landlord Law Would “Increase The Cost Of Business” And Raise Rents.

2003: Alabama State Legislators Introduced A Bill That Would Provide Tenant Protections That Would Require Landlords “To Provide A Dwelling With Good Plumbing, Heating, Safe Electrical Service And Protection From The Weather.” “Those who rent apartments, houses and trailers in Alabama have no legal protection that their landlords will provide basics like roofs that keep out the rain, plumbing that works or a functioning furnace. The state Legislature is considering two bills that would provide protection for tenants, but the one sponsored by Rep. Jeff McLaughlin, D-Guntersville, is the better of the two [...] The bill favored by advocates for renters, and sponsored by McLaughlin, requires tenants to keep their homes clean and avoid damages. It also requires the landlord to provide a dwelling with good plumbing, heating, safe electrical service and protection from the weather. If the landlord fails to comply, the tenant can get out of the lease or have repairs made and deduct the cost from the rent.” [Tuscaloosa News, [04/30/03](#)]

The Alabama Association Of Realtors Favored An Alternate Version Of The Bill That Included Loopholes That “Likely” Made The Renter Protections “Meaningless.” “An alternate bill, favored by the Alabama Association of Realtors and the Home Builders Association, has provisions that require habitable living conditions but also includes loopholes that are likely to make the protections meaningless.” [Tuscaloosa News, [04/30/03](#)]

The Alternate Bill Would Allow Landlords To Avoid Making Any Repairs If The Renter “Violated The Lease In Any Way.” “The second bill, sponsored by Rep. Steve McMillan, R-Orange Beach, lets a landlord avoid making any repairs, even fixing a leaky roof if the tenant has violated the lease in any way. While landlords would like some additional leverage in collecting rent, the unscrupulous slum lords that concern us can use this as a loophole by making false claims that only a court can hash out.” [Tuscaloosa News, [04/30/03](#)]

The Bill Also Put Responsibility Of Basic Repairs On Renters, Which Could Lead To “Deteriorating Housing That Already Blights Too Many Neighborhoods.” “The McMillan bill also dumps responsibility for basic repairs on tenants. This leads to deteriorating housing that already blights too many neighborhoods. Landlords should be responsible for repairs unless the tenants or their guests caused the damages.” [Tuscaloosa News, [04/30/03](#)]

Alabama Association Of Realtors Spokesman Greg Masood Said That A State Landlord Law “Would Increase The Cost Of Business And Higher Rents.” “Greg Masood of the Alabama Association of Realtors countered that requirements on property managers would increase the cost of business and mean higher rents. ‘It is a perfectly noble goal to want to improve conditions for those who live in rental property, but at the same time some of the bills to us seem to impact those the most who can afford to pay the least,’ he said.” [“Lack of State Landlord Law Leaves Tenants Unprotected,” The Associated Press, 12/10/05]