# AGENDA

## STATE AND LOCAL ISSUES POLICY COMMITTEE

National Association of REALTORS® 2013 Midyear Meetings Marriott Wardman Park Madison A&B Wednesday, May 15, 2013 10:00 AM – Noon

Chair: Laurie Urbigkit, Riverton, WY Vice Chair: Robert Miller, Dublin, OH

Committee Liaison: Christina Clemans, Cape May, NJ Committee Executive: Darren Smith, Washington, DC

## **I. Call to Order** (10:00)

(Laurie Urbigkit, Chair)

- A. Welcome & Introductions
- B. Ownership and Conflict of Interest Policy (Exhibit A)
- C. 100% RPAC Investment (Exhibit B)

# II. Previous Meeting's Minutes (Exhibit C)

(Laurie Urbigkit, Chair)

III. Committee Goals and Online Community (10:05) (Exhibit D; Exhibit E) (Laurie Urbigkit, Chair; Darren Smith, NAR)

# IV. Update on Energy Labeling/Scoring (10:10)

- Patricia Baumer, Greater Boston Real Estate Board

#### V. State Proposals to Tax Professional (inc. Real Estate) Services (10:30)

- David Brunori, George Washington University
- Douglas Lindholm, Council on State Taxation
- Christine Berger, Minnesota Association of Realtors®
- Norman Morris, Louisiana Association of Realtors®
- A. Consideration of Draft NAR Policy Recommendation (Exhibit F)

# **VI. Vacant Property Ordinances and Squatters** (11:25)

- Suzanne Sherer, Cape Coral, FL
- Jane St. Amant, Baton Rouge, LA
- Jack Graecen, Florida Association of Realtors

# IV. Unfinished Business (11:45)

A. Smart Growth Program Update

The healthier a community, the better the environment for REALTORS®. Keeping a community attractive, livable, and functioning well is a complex task. Whether your community is grappling with transportation and land use issues, crowded schools, or open space, or working to bring vacant properties back to productive use, NAR's Smart Growth program has resources to help you and your association plant seeds that will pay dividends for years to come.

# (NAR Smart Growth Page)

## B. Transportation Update

On June 29, 2012, the U.S. Senate and House of Representatives both approved H.R. 4348, the Surface Transportation Conference Report. The bill, passed by votes of 373-52 in the House and 74-19 in the Senate, authorizes federal surface transportation spending programs through September 30, 2014.

Although the new authorization achieves some NAR policy priorities by preserving overall funding levels for roads and transit, streamlining environmental review processes, and providing some long-term certainty, it contains several provisions that decrease local control and ability to fund local needs. This includes a two-thirds reduction in funds set aside and accessible to local agencies for bicycle and pedestrian infrastructure and other projects that enhance neighborhoods and property values. It reduces accountability on the part of state Departments of Transportation and eases requirements that they meet broad performance measures and prioritize the maintenance and repair of existing infrastructure. Several provisions in the Senate bill supported by NAR were removed during the conference process, including a Complete Streets provision that would have required consideration of all modes and users during project planning.

The new authorization identified several temporary revenue offsets to bridge the anticipated gap between gas tax revenues and authorized spending levels, but puts off to the future a larger discussion about how to match revenues and spending going forward.

C. Marketplace Fairness Act/Internet Sales Tax Update
On March 18, 2013, NAR, in coalition with other industry groups, sent a letter to the Senate in support of a proposed amendment to the fiscal year 2014
Senate Budget Resolution which would implement S. 336, the Marketplace Fairness Act. This bipartisan bill, introduced by Senators Enzi (R-WY),
Alexander (R-TN), Heitkamp (D-ND) and Durbin (D-IL), would assist states in collecting uncollected state sales and use taxes due on internet and other remote purchases. This will also level the playing field for traditional "brickand-mortar" businesses which have faced an unfair price disadvantage against online sellers due to sales taxes.

On March 22 the Senate Budget Resolution passed the Senate, and the Marketplace Fairness Act amendment was approved by voice vote. Because budget resolutions are nonbinding, the Marketplace Fairness Act still needs to go through the normal legislative process before it becomes law, so NAR will continue to monitor and support it as it progresses.

VII. New Business (11:50)

VIII. Adjournment