AGENDA

LAND USE, PROPERTY RIGHTS AND ENVIRONMENT COMMITTEE
National Association of REALTORS®
2013 REALTORS® Conference
Moscone Center
Room 306
Friday, November 8, 2013
11:00 AM - 12:30 PM

Chair: Donna Smith, SC
Vice Chair: Max Gurvitch, NY
Committee Liaison: Bob Kulick, CA
Committee Executive: Russell Riggs/Austin Perez

I. Call to Order and Opening Remarks
- Donna Smith, Chair
- Max Gurvitch, Vice-Chair

II. Approval of Previous Meeting's Minutes
Review of Conflict of Interest Statement

III. 100% RPAC Challenge

IV. The Nuts and Bolts of Flood Insurance Rates and Quotes
Speaker: Lisa Jones, Carolina Coastal Solutions

V. PAG and Working Group Update
A. NFIP PAG
Earlier this past summer, NAR President Gary Thomas appointed a Presidential Advisory Group (PAG) to investigate the impacts that federal legislation passed last year to reform the National Flood Insurance Program (NFIP) will have on the real estate industry and property owners. The PAG held its first face-to-face meeting in Washington, DC on Oct. 1-3. The focus of this meeting was to educate PAG members on how the NFIP operates, the current status of the program, how the changes brought by the new law will reform the program, and to what extent flood insurance premium rates will increase. The PAG also made several recommendations on how the program can operate more effectively, so that it remains solvent and actuarially responsible without unduly burdening property owners. The PAG will submit a report to President Thomas at the Annual Conference in San Francisco.

B. Regulatory Reform Working Group

VI. Other Legislative and Regulatory Updates
A. Waters of the U.S.
The House of Representatives recently passed H.R. 3080, the Water Resources Reform and Development Act of 2013, which would spell out plans for spending on water projects, including harbor maintenance, dredging, flood control and other infrastructure construction and repairs.

B. Building Labeling and Energy Efficiency

The federal government is moving forward with voluntary energy efficiency policies and programs, to limit the U.S. atmospheric contribution of carbon dioxide (CO2) and other greenhouse gases. Some of these activities may impact commercial and residential properties.

NAR is concerned that if energy efficiency in properties is required, property owners' ability to sell their home or building would be impaired without first having to conduct energy audits and improve its heating and cooling system, windows, insulation and/or lighting. Also, older buildings that do not meet energy efficiency codes or score poorly on energy use assessments would be stigmatized and may lose value compared to newer, more efficient homes.

C. Lead Paint Renovation, Repair and Painting Rule
The EPA's lead Renovation, Repair and Painting (RRP) rule seeks to protect individuals from lead-based paint-related health hazards during the renovation, repair, and painting of public and commercial properties. Yet by the EPA's own admission, no conclusive research demonstrates that these buildings pose a lead-based paint threat to human health.

D. Natural Disaster Policy
Insurers have responded to recent natural disasters by raising insurance rates or declining to write policies. NAR supports development of a forward-looking national policy that improves access to affordable property insurance nationwide.

Without federal involvement, affordable property insurance will continue not to be available in many parts of the U.S. to protect against the next mega-catastrophe caused by a hurricane, earthquake, or other Act of God. Without insurance, it is the taxpayer -- not the property owner -- that pays when Congress reacts to the latest disaster by providing millions of dollars in financial disaster assistance to rebuild under-insured properties and communities.

VII. Old Business

VIII. New Business
For your information: Eminent Domain Policy Statement from State and Local Issues Committee

IX. Committee Member Information Exchange/Discussion

Items for Discussion/Consideration by Committee members:

1) In your estimation, what are the most important 2014 federal policy issues for the Land Use, Property Rights and Environment Committee? This information will be the foundation for our annual federal policy survey.

2) In your estimation, what does the future hold for housing and real estate policy, as it relates to issues and policy under the Land Use Committee? Has

the Committee and its policies positioned NAR appropriately to serve consumers and business clients for the future, given a dynamic and challenging political, economic, legislative and regulatory environment? How can NAR most effectively serve consumers and sustain healthy real estate markets for the future?