

AGENDA



**NATIONAL ASSOCIATION OF REALTORS®
2018 REALTORS® LEGISLATIVE MEETINGS
BUSINESS ISSUES POLICY COMMITTEE**

Wednesday, May 16, 2018

10:00AM – 12:00PM

**DIPLOMAT ROOM, MAIN FLOOR
OMNI SHOREHAM**

CHAIR: John Kmiecik (IL)

VICE CHAIR: Jeffrey Levine (FL)

COMMITTEE LIAISON: Kevin Brown (CA)

STAFF EXECUTIVE: Marcia Salkin (DC), Christie DeSanctis (DC)

PURPOSE

To identify, monitor and recommend positions on federal legislative and regulatory issues that affect the operations of REALTORS® businesses and the ability of NAR to meet REALTOR® needs (i.e., RESPA, telecommunications, telemarketing, data security/privacy, visa reform, electronic signatures/closings, etc.) and to recommend federal legislative or regulatory strategies in furtherance of those positions.

I. Call to Order: John Kmiecik, Chair

- a) Welcome and Introductions
- b) HUB Engagement

II. Ownership Disclosure and Conflict of Interest [Statement](#):

Jeffrey Levine, Vice-Chair

III. Presidential RPAC Challenge: Jeffrey Levine, Vice-Chair

IV. Approval of the 2017 REALTORS® Annual Meeting Committee [Minutes](#):

John Kmiecik, Chair

V. Infrastructure Update: Russell Riggs, Senior Policy Representative, NAR

VI. Legislative/Regulatory Policy Issues Update: Staff

a) Topics:

- Anti-Money Laundering/Beneficial Ownership

The crime of money laundering continues to be a growing area of concern in the United States. Therefore, law enforcement agencies and the financial sector devote considerable time and resources to combatting these illegal financial activities. While money laundering is most often associated with banks and other financial institutions, real estate transactions can also provide cover for various money laundering schemes.

Increasingly, Congress and the Administration are focusing on the lack of collection of beneficial ownership information that has allowed anonymous shell companies to fund corrupt domestic and foreign interests, such as laundering money through real estate purchases. To address this issue, legislation has been introduced that would require disclosure of the beneficial owners of a corporation or LLC upon creation to prohibit a shell company from masking the actual ownership interests. There are several bipartisan legislative measures in the House and the Senate that would

require beneficial ownership information to be reported to law enforcement agencies - the information would not be publicly available - and would impose no requirements on real estate professionals. For example, the information may be collected by the individual state (S. 1454) or the state could elect to have the Federal Government collect (H.R. 3089; S. 1717).

- Census

NAR Research and Advocacy groups rely heavily on statistics provided by the Bureau of the Census. Insights from surveys generated from both the “current” and “periodic” programs support NAR’s mission critical programs such as existing home sales (EHS), surveys, and policy analysis.

- The budget provides \$3.548 billion for periodic programs, an increase of more than \$2.3 billion from the \$1.202 billion allocation for FY 2018. The periodic program supports the decennial census and American Community Survey (ACS), which NAR uses to benchmark its EHS statistics. While this is a nominal increase from 2018, this increase is less than the typical percentage increase during the buildup to a decennial census (e.g. 1999 vs 1998 and 2009 vs 2008). Inadequate funding could jeopardize the robustness of census statistics.
- The 2019 budget for the current program, which covers surveys that track the homeownership rate and household formation, is reduced by \$6 million to \$255 million from \$261 million net of transfers in FY 2018.

- Federal License Law

At the Chicago Business Meetings, the committee discuss a growing Congressional interest in the issue of state oversight of professional licensing boards to avoid potential anticompetitive actions by those boards. At these meetings, NAR staff will continue to update the committee on the issue and the efforts of the association.

- Health Insurance/Association Health Plans

19% of REALTORS® are uninsured. Lacking affordable health insurance, many REALTORS® and other self-employed individuals had been unable to seek necessary medical attention and/or faced significant financial burdens when they or their dependents needed medical care. As part of efforts to address the health insurance needs of members, NAR has advocated for reform of the health insurance markets that provide coverage to the self-employed and small employers for more than nine years.

Among the legislative approaches that NAR has advocated are small business health options plans (SHOP), small business health plans (SBHPs), and association health plans (AHPs). AHPs allow self-employed individuals and small employers to purchase health insurance through professional or trade associations. These plans are subject to different rules than plans in the individual and small group insurance markets, and tend to be less costly. NAR continues to represent the interests of the REALTOR® community in discussions on comprehensive health reform.

b) Committee Discussion of Issues

VII. Consumer Financial Protection Bureau Update

a) Guest speaker: Phil Schulman, Partner, Mayer Brown

Phillip Schulman is a partner in Mayer Brown’s Washington DC office and a member of the Consumer Financial Services group. His practice focuses on a range of matters related to real estate finance, mortgage banking and consumer finance in both the primary and secondary markets.

b) Open forum discussion with guest speaker

VIII. Closing Remarks & Adjournment: John Kmiecik, Chair