

AGENDA



THURSDAY, NOVEMBER 11, 2021

CALIFORNIA NAR DIRECTORS ISSUES BRIEFING

NATIONAL ASSOCIATION OF REALTORS®

2021 REALTOR® CONFERENCE & EXPO

MARRIOTT MARQUIS, SAN DIEGO BALLROOM, LOBBY LEVEL

9:30 AM TO 11:30 AM (PST)

Virtual Registration:

https://car.org.zoom.us/meeting/register/tJ0vde2sqDojGdRexOiga_oqUIPLIMEb4tQQ

After registering, you will receive a confirmation email containing information about joining the meeting.

PRESIDING:

David Walsh, C.A.R. President

Otto Catrina, C.A.R. President Elect

Staff:

Matt Roberts, Federal Governmental Affairs Manager

I. WELCOME

II. KEY CALIFORNIA EVENTS AT THE 2021 CONFERENCE & EXPO MEETINGS

A. MLS/Professional Standards Pre-Briefing. Friday, November 12 from 5:00 p.m. to 6:00 p.m., Marriott Marquis San Diego Marina, Balboa & Mission Hills Room, Third Floor. All Californians serving on the MLS and ProStandards Committee should attend. For more information, please contact Brian Manson at Brianm@car.org or (213) 739-8246.

B. Region 13 Caucus. Sunday, November 14, 2021, from 4:30 p.m. to 5:30 p.m. Marriott Marquis San Diego Marina, Marina Ballroom, Third Floor. All Californians serving as NAR directors are expected to attend.

C. California Club. Sunday November 14, 2021, from 5:30 p.m. to 7:00 p.m., Marriott Marquis San Diego Marina. Grand Salon 1-4, Lobby Level. All Californians are invited

D. Pre-Delegate Body Meeting. Monday, November 15, 2021, from 11:30 a.m. to 1:00 p.m. Marriott Marquis San Diego Marina, Grand Salon 1-4, Lobby Level California Directors are strongly encouraged to attend!

E. Delegate Body Meeting. Monday, November 15, 2021, from 1:00 p.m. to 2:30 p.m. Manchester Grand Hyatt, Seaport Ballroom, Second Floor.

III. ISSUES FOR NAR FALL MEETINGS

A. Governance Game Changer Presidential Advisory Group

The PAG will be making its final recommendation at these business meetings for the Board of Directors and Delegate Body to vote on. Additional information may be found at <https://www.nar.realtor/national-leadership/governance-game-changer-presidential-advisory-group-pag>.

[Full Report](#)

[Report Summary](#)

IV. NAR POLICY COMMITTEE ACTION ITEMS AND HOT ISSUES

A. Build Back Better (Federal Taxation Committee)

The Federal Taxation Committee will be discussing the latest drafts of the Build Back Better proposal and its impact on the real estate market.

B. Self-Directed IRA's (Federal Taxation Committee)

The Federal Taxation Committee will consider policy on self-directed IRAs in response to proposed changes.

The proposed motion is:

“To support policies within existing law that allow Americans to utilize self-directed Individual Retirement Accounts (IRAs), especially those that invest in real property.”

C. Reporting of Bank Inflows or Outflows (Federal Taxation Committee)

The Federal Taxation Committee will consider policy on the reporting of bank inflow or outflows in response to proposed legislation.

The proposed motion is:

“To oppose tax law enforcement policies that would require banks and other financial institutions to provide information to the Internal Revenue Service about inflows or outflows, balances, transactions, transfers, or similar information regarding any accounts maintained by such institution except to the extent that such reporting is already required under the current law.”

D. FHA Anti-Flip Rule (Federal Financing and Housing Policy Committee)

The Federal Financing and Housing Policy Committee will be considering a recommendation, “That NAR support suspension of the Federal Housing Administration (FHA) anti-flip rule until Dec 31, 2025.

C.A.R., which supports eliminating the anti-flip rule, brought this issue to the committee.

E. Joint Employer Policy (Business Issues Committee)

The Business Issues Committee will be considering policy on “Joint Employer.”

The proposed policy is:

“NAR supports a clear joint-employer standard that clearly defines the employer-employee relationship, provides predictability in business relationships, and that does not result in one business entity bearing employment liability for another business entity’s employees unless it exerts substantial direct and immediate control over those employees.”

F. Business Insurance Working Group Report (Insurance Committee)

The Insurance Committee created the Working Group to determine if business insurance coverage was capable of responding to the COVID-19 pandemic or similar events. The WG is bringing its report and recommendations to the Insurance Committee at these meetings.

[Full Report](#)

Recommendation: That NAR support an enhanced federal revenue replacement assistance program for future global viral pandemics that:

- Is modeled after the Paycheck Protection Program, which provides a proven alternative to business interruption insurance during substantial viral pandemics.
- Better targets assistance to small businesses and investors in the most highly impacted industries that are forced to close due to pandemic-related government orders.
- Uses a simple, streamlined application and aid-distribution formula to expedite assistance to those most in need.
- Does not impose any new assessments, surcharges or recoupment on commercial insurance policies in order to pay for federal assistance.
- Conditions assistance on adopting the latest, science-based mitigation measures;'
- Improves education about and provides more equitable access to federal assistance.
- Provides for sufficient program oversight and accountability; and
- Offers a voluntary role for insurers to participate in fee collection and aid distribution under an enhanced program.

V. OTHER BUSINESS

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