

# AGENDA



**NATIONAL ASSOCIATION OF REALTORS®  
2018 REALTORS® CONFERENCE AND EXPO  
STATE AND LOCAL ISSUES POLICY COMMITTEE**

**Friday, November 2, 2018**

**9:00 AM – 11:30 AM**

**Salons A & B, Fourth Floor  
Boston Marriott Copley Place**

**CHAIR:** Ryan Swinney (ID)

**VICE CHAIR:** Deborah Baisden (VA)

**COMMITTEE LIAISON:** Mary Dykstra (VA)

**STAFF EXECUTIVE:** Adriann Murawski (IL)

## **PURPOSE**

To monitor, review, analyze, and recommend policies on issues in state and local planning, funding, and regulation of land development and use; infrastructure investment including transportation, water and sewer, and education facilities; general state and local fiscal policy; other "smart growth" and quality of life issues; and housing opportunity issues which are not within the authority of other NAR committees. The Committee seeks to assist REALTORS® in acting as spokespersons in their communities on these issues, including the promotion of sustainable growth, fiscal responsibility in state and local government, the equitable distribution of the tax burden, and the equitable financing of infrastructure to accommodate growth and catalyze economic and community development. The Committee shares ideas on how to effectively analyze, lobby, and advocate relevant REALTOR® policies at the state and local level, and works to identify potential federal-level solutions to relevant state and local challenges.

9:00am – 9:00am

### **I. Call to order**

- a) Welcome & Introductions
- b) Ownership & Conflict of Interest Policy
- c) 100% RPAC Investment

9:00am – 9:05am

### **II. Approval of previous [meeting's minutes](#)**

9:05am – 9:10am

### **III. NAR's Smart Growth Advisory Board (SGAB) Update:** Georgia Meacham, Chair of SGAB

9:10am – 9:40am

### **IV. License Law Update:** Seth Palmer, North Carolina Government Affairs

Director; Georgia Meacham, Real Estate Commission Education Council; and Finley Maxson NAR Senior Counsel

The Federal Trade Commission (FTC) has begun to look at the issue of license portability. This would make it easier for a person with a license to do work in one state to move to another state and not have to completely apply for a license in the new state.

C.A.R. has long OPPOSED license portability. C.A.R. has worked to put strong licensing standards and a high bar in California and wants to protect the work it has done.

9:40am – 10:10am

### **V. Opportunity Zones:** Steven Kennedy, Director at PricewaterhouseCoopers

Opportunity Zones were created by the Tax Cuts and Jobs Act and are intended to incentivize investment in economically distressed communities. Opportunity Zones:

- Allow investors to defer tax on prior gains invested in an Opportunity Zone.
- If the Investment is held for longer than 5 years, there is a 10percent exclusion of the deferred gain.
- If held for more than 7 years, the 10% becomes 15%.
- If the investor holds the investment for at least ten years, the investor is eligible for an increase in basis to the fair market value on the date the investment is sold or exchanged.

10:10am – 11:00am

### **VI. Rent Control Panel:**

Gina Zari, San Mateo County Association of REALTORS®

Brian Bernardoni, Chicago Association of REALTORS®; and

John Winston, NAR Manager of Campaign Services

11:00am – 11:15am

### **VII. Short-Term Rental Regulations:** Brian Blaesser, Robinson & Cole

11:15am – 11:30am

### **VIII. Committee Member Updates and Adjournment**