

STATE NEWS



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If You Haven't Responded to Call For Action Please Do So Today!!!

On Monday, June 2, NAR launched an all member Call for Action (CFA) to urge the Senate to act to make permanent the increased FHA and GSE loan limits in the economic stimulus package. The increased FHA/GSE loan limits will continue to provide a much needed infusion of stability into the housing market and provide a source of safe and affordable mortgage options for homeowners. The latest word on the Call for Action is that it will be available through the Fourth of July recess. Date of vote and overall fate of bill in general is in limbo due to Ensign's renewable energy amendment. Senate will take it back up the 8th or 9th.

To respond to the Call to Action please [click here](#) and follow the steps. It is very easy and is just a few clicks from beginning to end.

If you have questions about the FHA legislation, please contact Megan Booth at mbooth@realtors.org or 202-383-1222. Questions about GSE loan limits can be directed to Jeff Lischer at jlischer@realtors.org or 202-383-1117.

Heading to Political Party Conventions this Summer?

If you are planning to attend either the Republican Convention in Minneapolis or the Democratic Convention in Denver this summer please let NDAR know. NAR is planning on holding a REALTOR® reception at both National party conventions being held late this summer in both cities. They are in the process of conducting an extensive search targeting all REALTORS® who have been selected as delegates to either one of these conventions. We would also like to know if there will be any REALTORS® planning on attending any of the party conventions so that we can make sure that we include them in the festivities as well. Also, if you know of some of your members who are planning on attending independently we would also like to have this information.

Looking for Course on Technology

Reach the affluent and rapidly growing consumer group who will appreciate your interest and ability in using the Internet. These consumers will recognize that a REALTOR® who is e-PRO certified will provide them with the latest techniques and services for their home buying and selling needs. e-PRO Certification is not only about technology. The e-PRO Certification Program will establish a baseline of online competence, and it will also introduce its students and graduates to the best aspects of Online Community...the Internet is about the power of people connecting with people. This is a skills development program and will train you in the use of E-mail for marketing and risk reduction. Real estate professionals are spending millions of dollars on Web Sites, without really knowing the purpose or the result. How does one evaluate all the products on the market today? Should I "buy" or "Build" my web site? What about legal, copyright, security, and privacy issues? This program will help you answer these questions and give you constant contact with other e-PRO grads across the country. Other benefits realized • Learn valuable technology tips that can be used immediately • The e-PRO course is recognized for **elective credit** in the designation requirements for CRS, ABR, and CIPS • The e-PRO course qualifies for 20 hours continuing education credit in North Dakota • There are **no annual dues** to maintain the e-PRO Certification. [Click here](#) for more information on the ePRO certification or to register.

Remember Your Iowa Colleagues

The Iowa Association of REALTORS® continues to [accept donations](#) to its Iowa REALTOR® Foundation flood relief fund to help its members affected by massive flooding in the state. The association is offering \$205,000 in grants to members affected by recent Iowa flooding. Although damage is still being assessed, IAR AE Martin Lee says some 20 real estate company offices are believed to be severely flood damaged, and news reports estimate as many as 36,000 people face homelessness. Donations can be made at IAR's [Web site](#) or by mail. Make checks payable to the Iowa REALTOR® Foundation.

NDAR will be accepting donations and will forward them on to the Iowa Association. Please send any donations to NDAR – 318 West Apollo Avenue, Bismarck, ND 58503. If you'd prefer to make your donation online through Iowa's website (above), please notify NDAR so we can keep a running total of all donations.

Building the REALTOR® Party

NAR is asking for help in identifying our members who have a keen interest in politics at the state, local and federal level. They are looking for members who have run for office or are current office holders in their local communities. They also are looking for REALTORS® who have experience working for or running political campaigns. As we start to build the REALTOR® party, it is critical to know what skills and experience exist in the field in order to find better ways to have our members involved in our growing political programs. Please [click here](#) to complete NAR's member survey.

NAR Restates 2008 Nondeductible Dues

NAR has restated nondeductible dues dollars for 2008 because of the significant amount of new programming added to NAR's 2008 budget. The 2008 nondeductible amount has been **increased to \$25**, or 31 percent of dues, from \$18, or 22 percent of dues. For 2009, \$26 of the \$80 in dues per member will be nondeductible. For more info contact [Karen Paschal](#), 312/329-8239.

Countdown to Code of Ethics Training Requirement

Quadrennial Code of Ethics Course (of at least 2 ½ hours) is a National Association of REALTORS® membership requirement (not a license renewal requirement) that must be met by December 31, 2008 to maintain your REALTOR® membership. The timeframe for this 2nd quadrennial time period is January 1, 2005 to December 31, 2008. [Click here](#) to view the list of NDAR members that have met this requirement as of June 30, 2008.

There are several resources available for you to meet this requirement:

- A live course (several boards will be sponsoring this course – watch www.ndrealtors.com for details, or contact your local board – and NDAR will sponsor it in their year end education session December 16-17, 2008)
- Take an on-line course through our website www.ndrealtors.com (several options approved for 3 or 6 hours CE for a fee)
- NAR online course that has no fee or license renewal credit: [click here](#).

IRS Targets Cell Phone Usage

NAR is participating in a broad-based coalition to help ensure the clear tax deductibility of business cell phone use after a U.S. Tax Court decision muddied the waters. The Tax Court case examined the cell phone use of a self-employed person and his assistant. The court disallowed his deductions because he could substantiate neither his own nor his associate's business use of the phones. This holding has caused significant turmoil for employers, their employees and the self-employed. NAR and its coalition partners are working with members of Congress on potential legislation to address the situation.

REC Releases White Paper on New Advertising Rules

As stated in a previous State News, the ND Real Estate Commission was working on a White Paper to answer the questions they were receiving in regards to the New Advertising rules that went into effect on April 1. To see the changes that became effective April 1 [click here](#) and to view the White Paper [click here](#).

State Convention Updates

Top notch education and speakers are the highlight for this years REALTOR® Convention of the Dakotas. Dave Knox and Dave Beson will be the key education speakers and Vickie Cox Golder, NAR 1st Vice President from Arizona, will be in attendance along with Chris Polychron, NAR Member Mobilization Chair, and Moe Veissi, NAR Political Fundraising Chair. Look forward to evening entertainment by Williams and Ree, The Johnny Holm Band and Kidd Hollywood. The education course sponsored by the Dakota CRS Chapter will be held on Wednesday morning and they are in the process of also securing an Identity Theft course for the afternoon for those that don't golf. Golf that is typically in the morning will be held this year on Wednesday afternoon starting off with a buffet lunch at the golf course. Also scheduled for Wednesday afternoon will be a Winery Tour - information coming out shortly on that also. An RPAC event for Tuesday night is also in the planning stages so watch for more on this exciting event. All this plus several meals for a registration fee of only \$135 if you register by July 31. Please [click here](#) for registration and more information. There are rooms still available at The Vegas Motel, 2315 N. Broadway, 701-389-3000 or 800-295-3895 plus other hotels on the south side of town.

GPS - Growth, Possibilities and Solutions at this Years NAR Convention

Attend this years National Convention in Orlando from November 5-10 (Expo is November 7-10) for EXCITING OPPORTUNITIES that will accelerate your imagination and fuel your productivity on the superhighway to success! Exciting Education, speakers, night at Universal Studios plus at the Expo find 700 exhibitors w with the latest real estate products and services for business growth. [Read more . .](#)

Mileage rates increase for July 1 - Dec. 31

The optional standard mileage rates for business, medical and moving expenses increase by eight cents per mile starting July 1. Business rates increase from 50.5 cents to 58.5 cents per mile. For more info go to [IR-2008-82](#).

EPA Publishes New Rules on Lead Paint Repair, Painting Activities

The Environmental Protection Agency published the long-awaited final lead-based paint renovation regulations in the Federal Register on Monday, April 13, 2008. These final regulations establish rules to govern lead-based paint renovation, repair and painting activities that create lead hazards in single and multi-family housing constructed prior to 1978. Property owners, property managers and contractors are now required to follow a variety of notification, work safety and notification procedures before, during and after renovation activities to prevent the creation of lead-based paint hazards. These new rules will primarily impact REALTORS® who have a property management portfolio, as well as property managers/owners of multi-family properties.

NAR submitted extensive comments during the public comment period for the proposed rule. These comments outlined a number of flaws with the rule, described how these regulations would adversely impact REALTORS® and the real estate industry, and made suggestions that would make the final rule more reasonable. The Final Rule incorporated a number of these suggestions, including easier tenant notification procedures, more favorable criteria for when these provisions are required to be implemented, and provides clarification as to whether or not certain lead paint tests required by the rule should be disclosed during the sale of the property.

NAR will now begin to educate REALTORS® and property managers about these new requirements and the notification and recordkeeping responsibilities under these new regulations.

Quick Talking Points

- Applies only to pre-1978 housing
- Applies only to renovation/repair/painting activities
- Rules apply only if 6 square ft or more of interior is being disturbed; 20 square ft or more of exterior
- Rules apply to any sized window replacement
- A new pamphlet – “Renovate Right” – has been developed to help contractors and property owners comply with these rules
- For multi-family property owners/managers, informational signs alerting tenants of the renovation activities must be posted in common areas, and copies of the “Renovate Right” pamphlet must be made available for review in the building office.
- For single family property managers, pamphlet must be provided to the tenant by the contractor, and an acknowledgement form must be signed and retained.
- Results of any test conducted before, during or after any renovation activities must be disclosed under Sec. 1018.
- Any records/forms generated as a result of this rule must be retained for three years.

For more information please contact Russell Riggs at NAR rriggs@realtors.org

Information You Need

The following is information available at www.ndrealtors.com (click to follow links):

- [Affiliate Member List](#)
- [Anti-trust Brochure](#)
- [Code of Ethics](#)
- [Code Of Ethics List for 05-08](#)
- [Convention of the Dakotas](#)
- [Fair Housing Word List](#)
- [Full NDAR Calendar](#)
- [Home Inspector Registration](#)
- [Housing Market Facts](#)
- [Minutes of Previous Meetings](#)
- [Parliamentary Procedures](#)

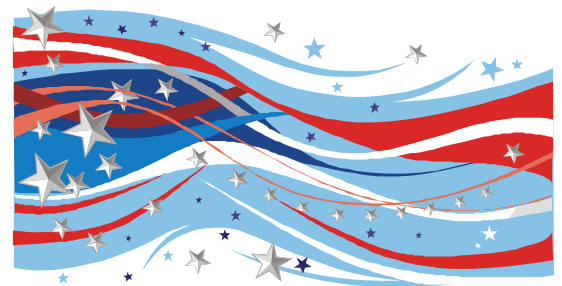
Mark Your Calendar for...

Upcoming Education

- ❖ July 23 – Code of Ethics, Fargo, ND [click here](#)
- ❖ September 17-19 – REALTOR® Convention of the Dakotas, Minot, ND [click here](#)
- ❖ December 16-17 – Bismarck, ND

Meetings & Events

- ❖ July 19 – RPAC Trustees interview State candidates, Minot
- ❖ July 31 – Early registration cut-off for Convention [click here](#)
- ❖ August 21-22 – NAR Leadership Retreat (AE & President Elect) Chicago
- ❖ September 17-19 – REALTOR® Convention of the Dakotas, Minot [click here](#)
- ❖ October 7-8 – Leadership Retreat, Jamestown
- ❖ November 5-10 – NAR Convention, Orlando
- ❖ December 3-4 – NDAR Committee & Board of Directors meetings, Bismarck



NDAR Office Closings

- ❖ July 4 – Independence Day
- ❖ September 1 – Labor Day

Don't forget NDAR's free Tech Hotline service... 866.432.3029 Hours of operation: M-F: 9am - 5 pm Central Time