



North Dakota Association of REALTORS®

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Nancy R. Willis, *Gov't Affairs Director*
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Minutes

Government Affairs (formerly Political Affairs) Committee

April 9, 2014 – 1:15 p.m.

Quality Inn - Jamestown

Present: Dave Lanpher, Chair; Tricia Schlosser, Chair-Elect; Greg Larson, Past Chair and Director-In-Charge; Scott Breidenbach; Diane Duchscher; Lyn Dwyer; Kevin Fisher; Bob Lee; Scott Louser (phone); Steve Lunde; Sharon Lunski(phone); Denise Messmer; Weezie Potter ; Vicki Roller; Joe Sheehan; Mary Splichal; Mike Swartz and Dewey Uhlir.

Absent: Joshua Boschee; Daryl Braham; Tate Cymbaluk; Todd Fettig; Theresa Hart; Chad Johnson; Gary Kramlich; Larry Louser; Ben Hanson; Tom Beadle; Jeff Shipley; Arlene Volk; Ron Volk; Jerry Youngberg; Shelly Zach and Diana Zietz.

Guests: Todd Anhorn; Steve Diederick ; Cindy Harvey; Amy Hullet; Danette Krumwiede; Joyce Kuntz; Mary Shelkey-Miller; Lorrie Nantt; Kristin Oban; Phil Vanyo, Ninetta Wandler; LuAnn White and AE's: John Colter; Nancy Deichert; Diane Dillman; Marti Kaiser and Beth Mayer . NAR Political Representative: Karl Eckhart (phone).

Staff: Jill Beck, Nancy R. Willis

Dave Lanpher, Chair, called the meeting to order, welcomed everyone and introductions were made.

The Minutes from the January 22, 2014 meeting were approved as distributed.

Committee Purpose Statement

Lanpher presented a revision to the Government Affairs Committee purpose statement. The main change was to remove language related to RPAC activities being conducted by the RPAC Fundraising and RPAC Trustees Committees and not the responsibility of this committee. A motion was made to recommend the revisions as presented to the Board of Directors. **M/S/C**

Purpose statement will now read: "To monitor all local, state and federal proposed and existing laws and regulations which impact the acquisition, occupancy, use and disposal of real property and the real estate industry and establish policies and positions in support of favorable proposals and in opposition to harmful ones. To recommend policy positions on regulatory and legislative issues to the Board of Directors. To assist state and local RPAC Committees in their support of candidates who share the REALTOR® Party position on legislative and regulatory issues. To support Issues Mobilization campaigns promoting REALTOR® Party policy."

Revisions to NDAR Public Policy Statement

Lanpher asked for any revisions to the NDAR Public Policy Statement which was reviewed at the January meeting and distributed several times by e-mail and at meetings. The following suggestions were made:



- To revise Section 11, Paragraph 11.1 to add reference to the REALTOR® Party. A motion was made to change this section to read: “The ND Association of REALTORS® supports the purpose and objectives of political action committees and the REALTOR® Party and will continue to operate and encourage the activities of the REALTORS® POLITICAL ACTION COMMITTEE (RPAC). “ **M/S/C**
- To revise the title of Section 11 from “POLITICAL AFFAIRS” to “GOVERNMENT AND POLITICAL AFFAIRS”. A motion was made to that effect. **M/S/C**
- To revise Section 8, Fair Housing, Paragraph 8.1 to add the words “sexual orientation” to the list of protected groups. . A motion was made to that effect. **M/S/C**

Discussion ensued about appropriate language and how to cite, since it is contained in NAR’s Code of Ethics, but not in law. Staff will research appropriate language and bring back and Lanpher asked that committee review the document and send any other suggestions for revisions to him or Willis to be acted upon on for a recommendation to the Board in July.

Transfer Tax Update

Willis reviewed the update in the packet. The Committee met on March 10, 2014.

Coalition recruitment documents and suggested contribution of \$3,000-\$5,000 were recommended. The committee asked local boards to sign a Coalition Endorsement document to use their names along with the NAR logo for marketing purposes.

Campaign RFPs were sent out. KKBOLD and Odney responded. Face-to-face interviews with both are set for April 15, 2014 to select one. Information has been presented to a number of groups and requests to meet have been sent to others as we work on creating a coalition. Louser said he had spoken with Nick Hacker from ND Guarantee and Title and that they have agreed to be a contributor and be a part of the coalition.

Larson said that when the presentation was made to the NAR Issues Mob Committee in November, questions were asked about NDAR’s “skin in the game” based on member contributions to Issues Mobilization. He said NDAR has now collected more in Issues Mob dollars than in the past. Both Beck and Willis said that despite the great response, additional contributions still are encouraged. Willis said that as soon as an agency has been selected the priority is going to be the creation of printed materials for members to begin using in their grassroots campaign education and promotion. Splichal suggested asking NAR if House Logic could be used in any way for the campaign.

Interim Legislative Committee Update

Willis told the committee that the focus by all committees is on taxation – identifying number of taxes, who has authority to levy and what is it used for. Committees also interested in transparency – how information is communicated to taxpayers and when. Taxation Committee wants to see the information sent out to the public and reported to the Tax Department standardized. The Pew Trusts has been hired to create criteria for assessing need and appropriating money for economic development. The Governor’s Property Tax Task Force is only examining levies and which can be consolidated or abolished. A bill that would require non-profits who currently are exempt from property tax to pay for emergency services will be reintroduced this session. The committee also has had much discussion on the need or not for soil classifiers and on additional training and education of assessors.

Legislative Issues for 2015

Willis referred the committee to the handout outlining bills already drafted and told members to call her if they wanted her to follow up on anything they saw. Louser said he will be introducing a bill which would establish home warranty on new construction based on certain parameters. He said the Common School Lands Trust Fund now has \$3 billion in principal and is paying \$140 million in interest. He is awaiting an opinion from the AG about whether the principal can be used for school construction and other school related needs. The state never envisioned that the fund would have such a large amount of money, which is the result of the oil activity. Beck said the Real Estate Commission is looking at possible legislation to change the deadline for license renewal to earlier in the year to allow the Commission office more time to process. REALTORS® still will be licensed from January-December. Beck asked

for a vote of support from the Committee to work with the REC on resolving the renewal issues. A motion was made to that effect. **M/S/C**

Federal

Lanpher told the committee their packet contained a handout on the Homeowner Flood Insurance Affordability Act. Karl Eckhart, Political Representative, NAR participated by phone and gave the committee information about Federal activities. As far as the flood update, he said he wanted to give a big thank you to ND's Congressman, two Senators and ND REALTORS® for their support of the Flood Insurance Affordability Act and that the basement exemption remained in the bill thanks to the ND delegation. He reminded everyone of the current Call to Action on Patent Troll Reform and talked about the re-extension of debt reduction and short sales and said these probably will not be addressed by the Senate until late July, but whatever is passed will be retroactive. He said NAR has gone through the Johnson-Crapo mortgage reform bill and favors some fixes. A group called the 60+ Association has been running ads against it calling it the "Obamacare of mortgage financing." The group is composed of investors that lost money with Fannie Mae and although it will all be worked out in the courts, they want to be heard.

Fargo-Moorhead Area Diversion Project Resolution

Lanpher referred everyone to the resolution included in the packet. Willis said in her recent visit to Fargo, brokers and board members told her their most pressing legislative issue for 2015 is the FMADP. Mary Scherling, REALTOR® and Cass County commissioner, asked if NDAR would consider endorsing a resolution in support of the project and additional legislative appropriations. The resolution was presented to this committee for their recommendation to the Board. Willis said Scherling is willing to come to the meeting in July in Fargo to provide more information on the project. Larson said he'd like to hear why people oppose. Members suggested Perry Miller, Nathan Bursa and RaeAnne Kelsch to speak in opposition. Committee asked to postpone recommendation until more information is available. Willis will follow up with Scherling and opposition speakers and make arrangements for a July meeting presentation.

Pre-Licensing Task Force

Lanpher called on Vicky Matson. Matson updated this committee on the earlier meeting of the Pre-Licensing Task Force. She asked for 2-3 volunteer members from Government Affairs to serve on the Task Force and assist since any changes will ultimately need to go to the REC and the Legislature. Beck said currently they have 2 members from Bismarck; 1 from Fargo and 1 from Minot if that mattered. Tricia Schlosser, Bismarck; Diane Duchscher, Badlands and Weezie Potter, Grand Forks volunteered. Potter said she most likely would need to participate by phone, so asked that conference call capability be available.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Nancy R. Willis, GAD