

Insurance Committee Meeting

Nov. 12, 2015

The National Association of Realtors® Insurance Committee met during the National Convention. We discussed topics.

1. All peril insurance:
 - a. There is a general resistance to having one insurance policy that would cover fire, flood, hurricane, earthquake, etc. The studies done would indicate it would take far too much cost and effort to set up the actuarial background to make it attractive to commercial insurance carriers.
 - b. The risk is spread to too large a base, and a large loss would be devastating.
 - c. There is no energy to turn so large an issue over to the federal government as a single carrier.
2. Terrorist Insurance:
 - a. The govt. has extended the expiration date on this coverage, so no action was necessary.
3. Personal health insurance:
 - a. There is some feeling that the Affordable Health Care Act has addressed the ability for independent contractors to get insured despite existing conditions, but the sentiment was that it was prohibitive.
 - b. There is still a need for the ability for REALTORS® to get a group coverage plan established and the work group was tasked with reviewing and polishing the current policy statement.
4. Flood Insurance:
 - a. The current National Flood Insurance Plan expires in 2017.
 - b. There was a great deal of conversation about getting ready for the effort to have a voice in the discussions about renewing the policy.
 - c. We worked on updating the position statement NAR will use during these discussions.
 - d. There were several additions to the statement, the most important of which was that we encourage the development of encouraging private carriers to enter into flood insurance more actively. This was not by any means viewed as universally good idea.

The committee met for over two hours and agreed that there would need to be quite a bit of work done before our May meetings in D.C. I have been reappointed to the flood insurance work group.

Greg Larson

Land Use Committee

November 13, 2015

San Diego. Ca.

The National Association of REALTORS® Land Use Committee met November 13, 2015 in San Diego, California during the annual meetings. Two major issues were discussed.

1. Waters of the U.S. Act. This has far reaching impacts on the right of private property ownership. The seeming overreach of the Army Corps of Engineers and the Environmental Protection Agency could place strong limits on agricultural lands and developers. Some states (North Dakota included) have won an injunction against the implementation of the Act, but the EPA has said they will proceed. There are other law suits going through the courts at this time.
2. The second issue that was discussed was the amount of land owned by the federal government in the western USA and how it was being managed. After discussion, the decision was made to study the issue.
3. We also heard reports on the potential Commercial Lead Based Paint Regulations.
 - a. The EPA is looking to extend residential lead based paint policies to all commercial buildings. NAR is part of a coalition to fight this movement.
4. We discussed a policy statement concerning draught and wild fires and their impact on residential developments in high impact areas
5. We reviewed the policy statement and heard a presentation on Energy Labels on all residential property prior to sale and all new construction.
 - a. NAR is opposed to any restrictive requirements concerning this potential requirement.
6. We discussed the Endangered Species Act, and land development
 - i. We discussed that the greater sage grouse was not placed on the Endangered Species List, and the fact that the Department of the Interior, despite finding that the studies show adequate habitat, is going to treat the area as though the grouse is endangered. NAR strongly opposes this activity.
7. We reviewed and approved the support of several regulatory legislative changes to be supported by NAR.

There will be conference calls prior to the May meetings in D.C.

Since this report was originally written, the 9th(?) Court has ruled that the W of US Act is overreaching the agency's authority and is unenforceable. It remains to be seen what the

agencies' response will be. The Department of Justice hasn't said whether they will take this to the Supreme Court or if they will allow the agencies to go through the appeal process.

Breg Larson