



# North Dakota Association of REALTORS®

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### Minutes

#### Government Affairs Committee

January 27, 2016 10:30 a.m.  
Ramada Bismarck

Present: Phil Vanyo, vice-chair; Dave Lanpher, past chair; Ben Schroeder, director liaison; Janel Buchholtz; Ray Heck; Greg Larson; Jamie McLean; Vicki Roller; Mary Splichal; Nate Anderson; Josh Boschee; Ben Hanson; Dewey Uhlir; Mike Swartz; Todd Fettig; Delynn Weishaar; Vanessa Williams; Tate Cymbaluk

Absent with prior notice: Tricia Schlosser, chair; Arlene Volk; Ron Volk; Paul Krabbenhoft; Bob Lee; Sharon Lunski; Jerry Youngberg.  
Ex-officio: Tom Beadle; Thomas Kading; Scott Louser;

Absent: Jack Kavaney; Theresa Halvorson

Guests: John Colter, Nancy Deichert, Scott Breidenbach, Pat Jergenson, NDREC; Mary Shelkey-Miller, Kassie Gorder, Lyn Dwyer, Shawn Ostlie, Jodi Tollefson, Deborah Nichols, Dave Blumkin, Barb Lupo, Nicole Schoeder, Amy Hullet, Shane Cullen, Lorrie Nantt, Angela Jennings, Brian Kalk, PSC

Presiding: Phil Vanyo, vice-chair  
Director Liaison: Ben Schroeder  
Staff: Nancy R. Willis, GAD

1. Phil Vanyo, vice-chair welcomed all and committee members and guests introduced themselves. Vanyo gave a special welcome to those members new to the committee.
2. Members watched a video entitled, "Fiduciary Duties"
3. Minutes from the June 10, 2015 meeting were approved as distributed. C
4. Committee purpose was reviewed. No changes needed.
5. Strategic Plan items were reviewed:
  - Nancy Willis is working with NAR on an app similar to REALTOR® Party App for state CFAs
  - A postcard summary of NDAR's Policy Statement which can be used with the public and legislators was distributed. Everybody liked it. Staff will send out electronically to committee and after changes and suggestions are incorporated, it will come back to the June meeting with cost and volume information for approval to print.
  - NAR has a new consumer database through realtor.com and NDAR could access North Dakota consumers to be contacted if a CFA warranted it. Willis said it was used for Measure 2. Mary Splichal said this database started with HouseLogic and moved over to realtor.com
  - NDAR has new Advocacy and RPAC pages on the NDAR website. Contributions with credit card can be made on those pages and links to legislative information are on the advocacy page and to RPAC information on the RPAC page. Members were asked to check it out.



- A Legislative Impact Day Task Force was formed last year and Tate Cymbaluk volunteered to be chair. That group will meet this year in preparation for the 2017 Legislative Impact Day and will review suggestions for improvement made after the 2015 LID and work to incorporate those suggestions. Legislative Impact Day is scheduled for **February 7, 2017**.
  - It has been suggested that a policy or document be drafted to clarify how local boards can make use of the state GAD. Willis said she has assisted and participated with Dickinson, Bismarck-Mandan, Fargo-Moorhead and Williston, but would like local boards to have something to remind them that state assistance for local issues is available.
6. Updates on interim legislative committee activities were reviewed. Members asked about the corporate farming ballot measure. Final language is not out yet. Joshua Boschee said it comes down to people wanting to allow for business or personal opportunity, but “not in my backyard.” Willis reviewed a proposal and draft legislation from the county recorders which would change the current document pricing structure from \$10 for the first page and \$3/page thereafter for recording a document, to a flat \$75 fee for any document 30 pages or less and for any document 31 pages or more, an additional \$30/page. Committee members felt this fee is too high. Two members said that in Minnesota recorders charge a flat \$46 regardless of document page size. Vanyo asked members to take back to their local boards for discussion and to bring back input to the June Meeting. Standardized recorder fees came out of a failed attempt by the Land Title Association to mandate this through legislation during the 2015 session.
  7. Pat Jergenson, NDREC, gave an update on the new rule clarifying that abandoned trust account deposits are subject to the unclaimed property law. She also reminded members that when trust funds are entrusted to other entities, such as Title Companies, the broker’s responsibility for and oversight of those funds continues and that Title companies and fiscal institutions also are subject to the unclaimed property law. She said education to that effect will be coming out in the near future from the commission.
  8. Karl Eckhart, NAR Political Representative for ND, called in to update members on successful advocacy efforts on the federal level in 2015. Topics covered included: drones/UAVs; mortgage insurance premium reductions; enforcement delay for TRID and Section 1031 Like-Kind exchanges. In response to a question, Karl said NAR is working closely with FEMA on flood insurance reform, as funding for the National Flood Insurance Program must be renewed in 2017 if the program is to continue.

Committee involvement goals are to increase participation in CFAs and in Legislative Impact Day in 2017. Vanyo asked staff to obtain scorecards on federal legislators for the committee and to re-distribute the committee roster with cell phone numbers included.

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Nancy R. Willis, GAD