



North Dakota Association of REALTORS®

To advocate for the success of our members in partnership with our local Associations and the National Association of REALTORS®

Minutes

Government Affairs Committee

October 24, 2017

Holiday Inn, Bismarck

Present: Tricia Schlosser, Chair; Phil Vanyo, Vice Chair; Amy Hullet, Director Liaison; Neal Messer; Ninetta Wandler; Greg Larson (12:50 pm); Jamie McLean; Kristin Oban; Vicki Roller; Mary Shelkey Miller; Mary Splichal; Arlene Volk; Ron Volk; Dewey Uhler; Mike Swartz; Delynn Weishaar

Absent with prior notice: Tate Cymbaluk; Kevin Fisher; Cindy Harvey; Paul Krabbenhoft; Dave Lanpher; Sharon Lunski; Desri Neether; Tom Beadle*; Josh Boschee*; Tom Kading*; Scott Louser*; Scott Meyer*; Jim Roers*; Steve Vetter* (*legislators/ex-officio)

Absent: Todd Fettig; Tyler Hofland; Candi Steidler.

Guests: Amber Carlton; Emily Johnson; Nick Leavy; Judy Maslowski; Ruth Ann Halvorson; LuAnn White; Scot Nething; Lyn Dwyer; Jill Kjorstad; John Colter; Ben Schroeder; Karin Haskell; Shari Timms; Pat Jergenson; Nicole Schoeder; Mitzi Bestall; Deborah Nichols; David Blumkin; Judy Hoskin; Lynda Hartmann and Shane Cullen.

Staff: Jill Beck, Jane Marum, Nancy R. Willis

Presiding: Tricia Schlosser, Chair
Director Liaison: Amy Hullet, Vice President
Staff Liaison: Nancy R. Willis, GAD

1. Tricia Schlosser called the meeting to order and all in the room introduced themselves.
2. The June 20, 2017 meeting minutes were approved. **M/S/C**
5. Agenda Item 5 was moved up to allow Zach Rubin-McCarry, NAR Political Rep for our region who joined the meeting by phone, to leave if necessary. Rubin-McCarry provided a federal update on Tax Reform and the National Flood Insurance Program. The reduction of the Mortgage Interest Deduction (MID) and state and local tax deductions in the House bill are of concern. Doubling of the standard deduction makes itemizing deductions less attractive which could mean fewer individuals taking the MID. 28% of taxpayers itemize and of those 28%, 75% use the MID. Fewer use state and local deductions and even fewer take property deductions. Charitable deductions are the largest deduction itemized. Even though the child credit is increased, once a family has more than two children, the benefit is reduced, so rather than help, it could penalize larger families. Price Waterhouse Cooper and NAR’s research department have been running scenarios as details unfold and there is much concern about the negative impact on the middle class taxpayer. There also is a great concern about the impact on housing as home values could be reduced by 10%. Zack was asked several questions about low tax states like North Dakota and the possible benefit. Although this could be the case, the Call for Action which is ongoing and the fight to preserve the middle class benefit is a nationwide concern. If the housing market is jeopardized in states like CA, NY and NJ it will affect the entire country. NAR will continue to keep us updated.

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3. Updates on 2019 Legislation Task Forces:
- Nancy Willis said she has obtained legislative language from all states that have passed First Time Home Buyer Accounts but that the task force has not yet met and will plan to start meeting after the New Year.
 - Kristin Oban reported on the task force under the Professional Development Committee which is researching additional pre- and post-licensing education requirements. She said they have discussed that any changes need to be made legislatively; making ensure everyone is staying up to speed if changes occur and ensuring the five current pre-licensing providers can adapt to changes. They also have discussed possible mandatory topics and reviewed other states' requirements. They intend to survey licensees who have been in the business 1-2 years to get feedback on test questions. They hope to have feedback for the NDREC by December.
 - Willis said she has obtained information from NAR on TEAMS and Willis and Jill Beck informed committee members and guests that there will be two team-related presentations at the national conference in November and encouraged members to attend. Scott Breidenbach will serve on the Task Force as the NDREC representative and Pat Jergenson also will participate. This task force also will begin meeting in the New Year.
 - Willis shared information she obtained from the Motor Vehicle Division of the NDDOT. The reason vehicle information no longer is shared with property managers is the result of federal privacy law changes and concerns that arose during DAPL. Local property managers can register with local law enforcement to obtain information and can obtain it from NDDOT after paying a fee and filling out the proper paperwork. The Committee voted to not pursue as a legislative matter but to direct Willis to meet with the Apartment Association and continue to work with them and Neil Messer toward a resolution. **M/S/C**
4. Other –
- Willis said that at the Broker meetings held in August, brokers had discussed MN law governing Cancellation of Purchase Agreement. She said a number of participants had suggested exploring similar legislation in ND and NDAR General Counsel Casey Chapman thought it might be beneficial. The committee felt that this was not a pressing issue and is handled by brokerages via contracts so no legislation is needed.
- Willis said a member had suggested reconsidering the cap, per ND law, on cashier's checks at time of closing and perhaps removing or raising. His concern arose due to discussions about hacking of electronic transfers of funds. The committee did not feel this was a pressing issue and felt it should not be pursued.
- Willis said NDAR had been asked by a consultant working with the Montana Association of REALTORS whether ND would be willing to sign on to a letter similar to one sent by MAR to its congressional delegation opposing the provider (insurer) fee contained in the Affordable Care Act (Obamacare) which had been suspended but is due to be reinstated. The committee felt this was not directly related to the real estate business, but voted to recommend to the Board of Directors to direct ND's NAR FPCs to express concern about this fee when they communicate with their respective federal legislators. Local chambers of commerce and business groups have talking points that can be used. **M/S/C**

There being no further business, the meeting was adjourned at 1:30 pm.

Respectfully submitted,

Nancy R. Willis, GAD