



BOISE REGIONAL REALTORS®

LEGISLATIVE STATEMENT OF POLICY

Boise Regional REALTORS® supports the policies of Idaho REALTORS® and the National Association of REALTORS®. In addition, we pursue the local policies and initiatives found throughout the following document.



I. PRIVATE PROPERTY RIGHTS AND EQUAL OPPORTUNITY

1. We believe that every person should have equal opportunity to buy, use, enjoy and sell real property without undue interference. Our policy is to support efforts that require fair compensation to landowners, especially those who forfeit land through a regulatory taking.
2. We believe that all people have the fundamental right to be free of racial, cultural, sexual or religious discrimination. A person's financial ability to purchase real property should be the only factor which determines whether a person may purchase property. Our policy is to oppose arbitrary and discriminatory barriers to private property ownership rights.
3. We believe in balanced and fair regulatory and taxation policies that meet the needs of a community and promote health, safety, recreation, education, transportation, or any other community benefit that enriches the lives and livelihood of those we serve and the clients they represent.
4. We oppose local rent control and rent stabilization measures on residential and commercial property. This issue is best determined by focusing on available rental housing supply and should be addressed through collaborative alternative means that include public, private, and non-profit community stakeholders.
5. We oppose short-term rental restrictions, based on its infringement on the fundamental property right to rent. This includes owner-occupancy requirements, per taxable parcel limitations, and other prohibitions that would limit property owners from renting their property however they deem necessary within the law. Short-term rentals provide an important value to property owners, such as subsidizing mortgage payments, adding to retirement portfolios, providing a use of a property in-between long-term tenants and owners, and enabling additional use and income streams on property units.

II. REAL ESTATE FINANCING AND AFFORDABLE HOUSING

1. We support efforts which would encourage savings and capital investment of funds generated in Idaho (i.e. Treasury Funds, Public Employee Pension Funds, etc.) within the state to improve Idaho's capital base. Our policy is to encourage changes that allow for greater investment in home mortgages, commercial, and real estate investments by these funds, including homebuyer savings accounts.
2. We support the use of federal, state, and local resources for all Idahoans in securing homeownership, as well as commercial and investment real estate opportunities. In addition, we encourage collaborative public, private, and non-profit efforts to provide affordable housing opportunities and easier access to homeownership for Idahoans.



III. TAXATION

1. We believe that property tax burdens and impact fees should not be excessive or implemented unwarranted and without careful consideration of alternative funding measures and mechanisms.
2. We support the use of Local Impact Fees in accordance with the legislation specifically authorizing the use of such fees and outlining guidelines for their implementation. We urge governments to limit such fees to providing basic public capital improvements necessitated by new development. In no case should these fees be used to correct existing deficiencies unrelated to growth.
3. We view real estate transfer taxes as a counterproductive and financially burdensome policy that discourages the purchase and sale of real property. This form of taxation further pushes homeownership out of reach for many potential homebuyers, and negatively impacts vulnerable members our community by passing a financial burden onto the backs of Idaho families, businesses, and farmers.
4. Due to the varied local needs among Idaho's cities and counties, we support and encourage local option taxes as an additional resource and tool for local government to fund community projects. Support or non-support for an effort to utilize local option taxes shall be considered on a case-by-case basis by our Public Policy Committee.



IV. MANDATORY SALES PRICE DISCLOSURE

1. We have traditionally been opposed to mandatory sales price disclosure. However, we recognize the need for valid information for assessment purposes. Therefore, we support mandatory sales price disclosure for transfer of all classes of real estate under the following conditions:

- a. The information will be used as part of an overall appraisal data base rather than as the only basis for the assessment; and,
- b. The information is kept confidential within city or county assessors' offices but could be utilized by real estate licensees and appraisers licensed or certified by the state.

(NOTE: This legislative statement does not pertain to data syndication and/or disclosures as they relate to multiple listing services.)



V. CITY AND COUNTY PLANNING

1. We believe economic viability is the primary impetus to growth in a community. Planning and zoning policy should originate with and be advocated by the people and their elected representatives at the local level.
2. We encourage planners and developers to share project ideas with community stakeholders, but believe the promotion of specific projects should be left to the business community who would risk their own capital in the development of said projects.
3. We support Smart Growth principles, such as walkable neighborhoods, transportation choices, zoning regulatory reform, mixed land use, and revitalization efforts, etc., and encourage planners and developers to collaborate with community stakeholders to address local needs, including planning for future development and community needs.





VI. ECONOMIC DEVELOPMENT - TRANSPORTATION AND EDUCATION

1. We support programs and initiatives that enhance economic growth in Ada, Elmore, and Gem Counties, including community revitalization projects and incentives.
2. We support proactive investment and long term planning into public and community infrastructure. We believe that an adequate and properly maintained highway system is essential for continued economic growth. We support transportation districts and entities, including proper funding and resources for complete implementation of transportation infrastructure needs.
3. We encourage support and collaboration of community stakeholders and elected officials to address transportation, maintenance, and growth needs, including easing strain on existing roadways, improving road and highway infrastructure and safety, and creating or otherwise improving alternative means of transportation such as public transit systems and bike lanes.
4. We support efforts that address homelessness, workforce housing, and other housing affordability issues, to ensure everyone in Idaho has a safe place to live, work, and recreate.
5. We support investment and improvement of our cities and neighborhoods. As such, we strive to utilize all available grants from the National Association of REALTORS® and others to give back to our community, and provide tools and resources to aid community development collaboration efforts.
6. We believe in the importance of maintaining adequate school funding, including allowing for improvements and new construction that addresses the needs and safety of the students in our fast growing community.
7. We support efforts to lower the two-thirds voting requirement for school bond issues, to a simple 60% threshold. Likewise, we encourage alternative funding measures to meet the needs of our education system, including safety and construction of schools and facilities.

VII. ENVIRONMENT

1. We encourage regular review of environment and health standards, to ensure we maintain healthy, safe, and attractive communities.
2. We support efforts that address deterioration of our air quality, surface and ground water quality, and other environmentally harmful factors that injure current and future use and livability of our communities.
3. We encourage thoughtful consideration and planning of future developments. In some instances, protection or restricted use or development of locations should be considered and supported. These considerations include locations deemed necessary and vital to the wellbeing, attractiveness, uniqueness, or historic nature of our communities.

VIII. CANDIDATES AND ISSUE ENDORSEMENTS

1. All candidates, campaigns, and organizations that seek the endorsement or support of the Boise Regional REALTORS® should strive to support the values and interests we seek, including those listed herein.

IX. AUTHORITY

1. The Director of Government Affairs, when acting within the guidelines of Board policy, is the official spokesperson for Boise Regional REALTORS® on all public policy related issues.

