



North Dakota Association of REALTORS®

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Jill Beck, *Chief Executive Officer*
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Suzanne Wetz, *Executive Assistant*
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Claus Lembke, *Gov't Affairs Director*
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Minutes
Political Affairs
November 28, 2012
Holiday Inn, Fargo

Present: Daryl Braham, Diane Duchscher, Kevin Fisher, Laurel Haake, Ben Hanson, Dennis Kaiser, David Lanpher, Greg Larson, Bob Lee, Denise Messmer, Connie Osowski, Weezie Poptter, Vicki Roller, Mary Splichal, Dewey Uhler, Shelly Zach, Diana Zietz, Jerry Youngberg

Absent: Thomas Beadle, Linda Bunde, Ginny Corwin, Tate Cymbaluk, Shirley Dukart, Todd Fettig, Linda Hixson Maixner, Jack Kavaney, Gary Kramlich, Scott Louser, Lorrie Nantt, Jerry Schlosser, Joe Sheehan, Mike Swartz, Tab Thompson, Arlene Volk, Ron Volk, Ninetta Wandler

Guests: Cindy Harvey, Nancy Deichert, Bob Johnson, Kristi Bohl, Pat Jergeson, Jeff Shipley, Barb Nordstog

Staff: Claus Lembke, Jill Beck, Suzanne Wetz

Chair Greg called the meeting to order and all present introduced themselves.

The committee reviewed its current job description and recommended not changes to it.

The minutes from the June 13, 2012 meeting were approved. **M/S/C**

Claus Lembke, Government Affairs Director, gave an overview of legislative issues that arose from the local board legislative roundtables, including:

- Property Taxation
- Tax Exemption
- *Rent Management Licensure
- *Disclosure of Sales price
- Prohibition of any transfer tax
- Good Funds Laws
- Mandatory Broker Education
- Appraisal Issues - a task force was set-up
- Meth Disclosure Rule
- *Rent Control
- *Term limits on the ND Real Estate Commission
- *Reciprocity Agreement and Transfer of Licenses

Will not pursue legislation of items marked with *.

After Claus reported on topics raised at the local level, the committee addressed the items as follows:

-Mandatory Broker Education – Agreed to gather more information and will join task force created by the Professional Development committee to further investigate. Greg Larson, Bob Lee, and Daryl Braham are to be added to the taskforce.



A motion was made to approve the report as presented. **M/S/C**

Transfer tax was discussed and a question as raised why constitutional amendment vs. legislative change. Consensus to move forward with understanding of what funding could be needed to move forward to June 2014 election. It was stated that as REALTORS® we protect private property rights as best we can and that is by constitutional amendment.

Policy Statement booklet was reviewed in reference to rent control. A line item to section 1.5 (The Association believes that rental housing needs are best met through private investment and a free market. We encourage and support measures that accomplish this objective. We oppose any form of gouging or extra ordinary profiteering at the expense of tenants) was reviewed and a motion was made to adopt. After further discussion, the motion failed. **M/S/F**

Property Taxation – Consensus noted – through legislation – could not tax more than 1% of true value. Tax exempt on first \$75,000 difference made up by state so base is still there.

NAR Updates

Call for Action - Each member is encouraged to respond when received.

President's Cup - ND has received it for the second year. The 2013 goals for award will be sent from NAR mid-January.

2012 goals were reviewed.

The 2013 goals were discussed. The line "Replace GAD ASAP" was to be taken out of the goals, as this is being addressed with staffing changes as this will be Claus' last session as GAD. **M/S/C**

A goal of 25% response rate for the Call to Actions was also set.

Other business - An item was brought up concerning financing with condos in ND. A task force was set-up to investigate if the Bank of ND would be interested in doing some kind of "ND FHA loan" to aid in purchase and availability of condos in North Dakota. The task force members are Weezie Potter, Ben Hanson, and Jack Kavaney.

The meeting was adjourned.

Respectfully submitted,

Suzanne R. Wetz, Executive Assistant