



# [ POLICY AGENDA

Updated October 2020

## POLICY PRIORITIES

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### Consistent Business Regulations

The Association supports regional government reform through the streamlining of service provision throughout the St. Louis Metropolitan region, and the development of more consistent business regulations. We support a local government structure which delivers services throughout the region in an equitable fashion and that will support business and commerce by removing artificial barriers and constraints. For the economic outlook of the region, it is important for the St. Louis metropolitan area to be accurately ranked on national statistic reports highlighting the safety, health, and wealth of our region, as well as have the ability to substantively address regional issues.

## POLICY POSITIONS

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### Affordable Rental Housing

St. Louis REALTORS® supports legislative and regulatory proposals to remove disincentives that inhibit owner participation in the development of new rental housing or the preservation of existing safe and affordable rental housing.

### Economic Development

Recognizing that a healthy economy is the foundation for a vibrant real estate market, the Association will work with stakeholders and encourage those with similar interests to improve the regional economic climate. The goal of our economic development is to attract, retain, and grow businesses through policy, such as improving infrastructure, land use, and workforce development.

### Fair Housing

The Association supports Fair Housing as defined in the Federal Fair Housing Act, the Missouri Human Rights Act, as well as Article 10 of the National Association of REALTORS® Code of Ethics.

### Energy Efficiency

The Association supports incentive-based approaches to assist homeowners in making energy efficiency improvements to their homes. The Association is opposed to labeling homes for energy efficiency and is opposed to point-of-sale requirements for energy audits or energy retrofitting.

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# [ POLICY AGENDA

## **POLICY POSITIONS** (Continued)

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### **Landlord/Tenant Issues**

The Association supports the ability of a property owner to receive a fair return on the owner's investment and to be assured of recovering the owner's property after the term of a rental agreement or lease, or in the event a tenant defaults on their obligation. These are key elements in a strong real estate investment market. Accordingly, the Association supports legislation that assists owners in their efforts to recover access to their property and opposes legislation that forces additional duties on property owners without additional protection for their investment, while also ensuring that tenants' rights are observed.

### **Licensing**

In accordance with state law, the Association shall oppose legislation that would require additional licensing of real estate agents or brokers by a political subdivision, in order to practice real estate within a political subdivision, unless the agent or broker has a physical office within that political subdivision.

The Association also opposes licensing of landlords or property managers in order to rent property, for long or short term rentals, within a political subdivision unless the landlord or property manager has a physical office within the political subdivision.

### **Municipal Ordinance Enforcement**

The Association supports reasonable efforts to ensure that local jurisdictions focus efforts on property code enforcement by education and cooperation rather than a system that relies on fines and other punishments.

### **Municipal Inspections of Real Property**

The Association opposes any requirement by a city that owners apply for an occupancy inspection as a condition of listing a property for sale or keeping a property on the market. The Association also opposes any fines imposed by a county or city for failure to apply for an occupancy inspection as a condition of listing a property for sale or keeping a property on the market. We believe that if an inspection is required it should only be at a change of occupancy.

### **Property Taxes**

The Association shall undertake efforts to cooperate with the Assessors' offices in St. Louis City and County to ensure that assessed property values do not exceed current market data.

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## **POLICY POSITIONS** (Continued)

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### **Registration of Vacant Property and/or Rental Property**

The Association shall work with political subdivisions to address issues involving vacant properties and rental properties in a constructive manner, and opposes legislation which requires registration and/or imposition of fees. This shall include fees assessed to the REALTOR®. In jurisdictions where vacant property registration is already required, the Association supports legislation which would exclude from the registration requirements those properties which are on the market or are being actively rehabilitated.

### **Sewer Lateral Insurance**

The Association supports the creation of a sewer lateral insurance program for residential home repair in the City of St. Louis.

### **Short-Term Rentals**

The Association supports legislation to protect the rights of owners to offer short-term rentals without undue regulation or interference by local government.

### **Signs**

The Association shall work with political subdivisions for common sense sign regulations with regard to real estate signs, including open signs and directional arrows, while maintaining our members' ability to practice their profession effectively and maintaining an owner's right to sell or lease their property.

### **Transportation Funding**

Association policy calls for adequate funding levels to both maintain existing systems as well as make new improvements to reduce congestion and foster economic development. Programs should provide a predictable, reliable stream of funds. The Association supports an integrated multi-modal transportation system, and programs should fund transit projects. Transportation improvement planning should consider the needs of all transportation users along a transportation corridor and provisions should be made to accommodate a variety of users in transportation projects, where possible.

