

# **GAD CANDIDATE INTERVIEW SAMPLES**

**3.9.22**

# **STATE ASSOCIATION SAMPLES**



Illinois REALTORS®

## **ILLINOIS GENERAL ASSEMBLY CANDIDATE QUESTIONNAIRE**

Please complete the following questionnaire. **If you require additional room for your responses, please use the back of the sheet or attach additional pages.** Questions can be directed to the Governmental Affairs Staff at the Illinois REALTORS® (telephone: 217/529-2600 or via e-mail). Thank you for your cooperation. Responses can be returned to the following e-mail addresses OR to your local REALTOR® Association.

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### **CANDIDATE AND CAMPAIGN INFORMATION**

Candidate Name \_\_\_\_\_

Office Candidate Seeking/Political Party \_\_\_\_\_

Campaign Website Address \_\_\_\_\_

Campaign Committee Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/ZIP \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Campaign Contact Name \_\_\_\_\_

E-Mail and Telephone \_\_\_\_\_

Fundraiser Contact Name \_\_\_\_\_

E-Mail and phone \_\_\_\_\_

**GENERAL/ORGANIZATIONAL INFORMATION**

1. What other elected or appointed offices have you held?
  
  
  
  
  
  
  
  
  
  
2. If you have held elective office, please tell us of any issues you've worked on with the REALTOR® organization.
  
  
  
  
  
  
  
  
  
  
3. Briefly describe any volunteer/community based projects, organizations or advocacy efforts you have engaged in that you'd like to share.
  
  
  
  
  
  
  
  
  
  
4. Please tell us of any personal contacts you may have in the REALTOR® organization or REALTORS® supportive of your candidacy.
  
  
  
  
  
  
  
  
  
  
5. What do you think distinguishes you as the best candidate for this office?



## **INDUSTRY ISSUES**

1. Year in and year out, voters identify “high property taxes” as one of their top issues of concern. ***Do you believe that the state should address this issue in a comprehensive approach or is it a matter best handled at the local level?***
  
2. As you may be aware, Illinois has more local governmental units than any other state. Typically, these local governments are funded by local property tax dollars. ***Would you support efforts in the legislature to encourage merger, consolidation and/or elimination in order to reduce the number of local taxing bodies?***
  
3. Some municipalities have enacted ordinances that require a municipal inspection of property, including single family homes, before that home can be sold to a buyer. In some cases, the enforcement of these ordinances has led to complaints by home sellers, buyers, or brokers, such as: inspectors requiring upgrades that go far beyond health and safety issues; that the standards vary greatly among inspectors; that scheduling inspections (and sometimes repeated follow-up inspections) cause very problematic delays in transactions; and that some ordinances require buyers to establish and fund a “repair escrow account” before the transaction can close. This raises the very basic issue of whether, and to what extent, municipalities should have the power to stop the transfer of real property in the first place. ***What are your thoughts on this or other similar regulatory issues?***

4. An ancillary issue is whether all municipalities understand and adhere to protections under the 4<sup>th</sup> Amendment to the U.S. Constitution to obtain consent or an administrative warrant prior to entering an owner or tenant's dwelling. ***Would you support legislation that would codify these constitutional provisions into state law?***
  
5. While the concept of government imposing limits and regulations on the amount of rent that can be charged for a residential dwelling ("rent control") seemed to be a bygone and discredited public policy, there are some state and local lawmakers that feel there should be rent control enacted in Illinois. In short, the REALTORS® believe that rent control would be very destructive in that it creates a disincentive to investing in new rental housing. Additionally, as property taxes and other costs rise, funds available for maintenance and improvement of the property continues to shrink, causing a deterioration of the rental housing stock. The REALTORS® advocated for and secured the enactment of a law in 1997 that would prohibit local governments from imposing rent control. Some lawmakers now want to repeal this law (commonly known as the "Lift the Ban" movement). ***What are your thoughts on rent control?***
  
6. In discussions on the issue of the affordability of housing, whether rental or home ownership, the REALTORS® and other groups have advocated for reducing regulatory barriers, taxes and fees that make housing more expensive. We have urged state and local lawmakers to provide incentives and to work with the housing industry to foster the growth of more affordable rental and home ownership opportunities. These include reducing unnecessary and expensive building code, inspection, and other regulatory requirements, reducing or abating property taxes to encourage development in areas of most need and allowing higher density development where appropriate. ***Based on your experience in your communities and/or your previous elective office, do you have any particular thoughts on this issue?***

7. The REALTORS® have consistently opposed efforts to make it a Human Rights violation at the state or local level if a rental property owner refused to participate in the federal Housing and Urban Development (HUD) Section 8 Rental Housing Voucher Program. Despite our opposition, Chicago, Cook County, Naperville and Urbana have such a requirement. There have been consistent efforts to impose this requirement statewide, which we have opposed. We believe that rental owners should not be forced to enter into a contract with the federal government, through HUD, and thereby accept HUD-dictated leases, inspections and rental increase terms. Proponents believe that allowing rental owners to not accept Section 8 vouchers raises fair housing issues. ***What are your thoughts on this issue?***

8. The Illinois Constitution grants the extraordinary power of home rule to municipalities over the population of 25,000. Our constitution permits the voters in other municipalities to elect to become a home rule unit AND those municipalities granted home rule status by population to vote NOT to be a home rule unit. Illinois REALTORS® have engaged in local advocacy efforts to oppose new home rule powers due to increased debt for local governments, higher property taxes without voter approval, inspections, and more burdensome regulations and fees. In fact, when asked in local referenda, the voters in all areas of the State have consistently voted NO to their municipality assuming these powers. There have been bills introduced to ignore the constitutional requirements and grant powers legislatively AND there have been legislative measures introduced (never passed) to change the Illinois Constitution to alter the population requirements. ***What are your thoughts about home rule in general, whether the General Assembly has a role with respect to home rule, and if the Illinois Constitution should be amended?***





*REALTORS® State Candidate Form*

Name/Candidate for: \_\_\_\_\_

District: \_\_\_\_\_

Cell phone: \_\_\_\_\_

Political Party affiliation: \_\_\_\_\_

Occupation: \_\_\_\_\_

Previous public offices held: \_\_\_\_\_

Reason(s) for seeking this office: \_\_\_\_\_

As of your last campaign filing, how much has your campaign raised?

\$ \_\_\_\_\_

How much cash does your campaign have on hand?

\$ \_\_\_\_\_

How much have you personally contributed to your own campaign?

\$ \_\_\_\_\_

Would you welcome financial support and/or endorsement of the REALTORS® Association (RPAC)? \_\_\_\_\_

How many volunteers are actively involved right now in your campaign? \_\_\_\_\_



*REALTORS® State Candidate Form*

List the endorsements you have received from other organizations.

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Describe the history and current status of your electoral contest and your campaign.

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Why should REALTORS® support you?

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Are any of your family, friends, or business associates REALTOR® Association members? If yes, what are the names of your top three go-to Realtor® professionals?

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Campaign Manager: \_\_\_\_\_

Phone: \_\_\_\_\_



## *2020 Candidate Interview Guide*

Prior to all elections (general, primary, special, odd-year city government elections, etc.), a Candidate Interview process is initiated by the Local Association.

What is the purpose/goal of the Candidate Interview?

- To meet personally with all candidates to gain information, knowledge, and an understanding of a specific candidate's viewpoint relative to legislation impacting the real estate industry.
- To introduce candidates to the association and let them know what distinguishes a Realtor® from a real estate licensee.
- To establish a rapport and an open line of communication between area Realtors® and elected officials.
- To gain valuable information that allows you to make recommendations of support to your Board of Directors. Once approved at the local level, recommendations for RPAC funds or endorsement for the candidate(s) are sent to Michigan Realtors®. These requests are vetted by the state RPAC Trustee committee, who vote to finalize all statewide endorsements.
- To increase awareness of the Michigan Realtors® among candidates. Your continued communication following the elections shows them that you are concerned, engaged, and intend to have input on issues critical to the real estate industry.



## *Interview Do's and Don'ts*

### **Do...**

- Talk about Realtor® interest and involvement in legislative issues and the political process.
- Mention Realtor® encouragement of political education and voter registration among our membership.
- Talk about Realtor® encouragement of voting on Election Day.
- Be courteous and accommodating.
- Avoid conflict of interest. No Realtor® should participate as a member of a candidate interview panel if that Realtor® is part of a campaign organization for one of the candidates to be interviewed at the time of the interview.

### **Don't...**

- Mention or promise any monetary contribution.
- Talk about or promise any Realtor® volunteer contribution to their campaign.
- Threaten to withhold support from candidates who are not cooperative.
- Mention or promise endorsement or financial assistance from the Michigan Realtors®.
- Indicate your personal political philosophy or affiliation.



*REALTORS® State Candidate Form*

Candidate for: \_\_\_\_\_

District: \_\_\_\_\_

Name: \_\_\_\_\_

Cell phone: \_\_\_\_\_

Political Party affiliation: \_\_\_\_\_

Occupation: \_\_\_\_\_

Previous public offices held: \_\_\_\_\_

Reason(s) for seeking this office: \_\_\_\_\_

How much do you expect to spend in the Primary/General election(s)?  
\$ \_\_\_\_\_

How much money have you / will you personally contribute(d) to your own campaign?  
\$ \_\_\_\_\_ / \$ \_\_\_\_\_

Would you welcome financial support and/or endorsement of the REALTORS® Association (RPAC)? \_\_\_\_\_

How many volunteers are actively involved right now in your campaign? \_\_\_\_\_

List the endorsements you have received from other organizations.  
\_\_\_\_\_  
\_\_\_\_\_

Describe your electoral race, campaign structure and your plan to win the election.

Campaign Treasurer:  
Phone:

Campaign Manager:  
Phone:



## *2020 Candidate Questions*

1. If elected, or re-elected, what will be your top priority?
2. The shortage of housing inventory, and lack of new housing is a big topic among Realtors® and affiliate business partners across Michigan. What role do you see for the state in addressing issues like a shortage of skilled labor, costly local regulations, and incentivizing development?
3. Are there benefits to licensing professions, such as real estate? Do you believe that professional licensure is a barrier to job growth in Michigan?
4. How do you feel about legislation that would mandate point of sale inspections for items such as energy efficiencies or the condition of a septic system? Does the state have a role in crafting a framework to provide uniform and reasonable rules for septic systems in order to protect Michigan's water resources?

5. Should a local government be allowed to use zoning to ban the rental of a residential property on a short-term basis (any period less than 28 days)?
  
6. Are there changes you would like to see to Michigan's overall business and personal income tax structures? Would you support a sales tax on services?
  
7. Proposal A of 1994 significantly changed property taxation in Michigan. What are some of the benefits and/or flaws in this current system? Are there measures you would propose to improve the system?
  
8. Given recent discussions and actions pertaining to fund Michigan's roads and infrastructure, what guiding principles would you use to evaluate increased support for our state's infrastructure needs?



## Michigan Realtors® Top Legislative Priorities

- 1. The shortage of housing inventory, and lack of new housing is a big topic among Realtors® and affiliate business partners across Michigan. What role do you see for the state in addressing issues like a shortage of skilled labor, costly local regulations, and incentivizing development?*

  - Over the years, Michigan Realtors® has joined various coalitions who have banded together to help spur economic growth here in Michigan. Through supporting incentivized programs for new businesses, tax cuts for companies investing in our state, or programs to jumpstart brownfield redevelopment in our core cities, we know these tools for economic growth lead to demand in recruiting and retaining talent.
- 2. Are there benefits to licensing professions, such as real estate? Do you believe that professional licensure is a barrier to job growth in Michigan?*

  - Michigan Realtors® believes that maintaining licensing and continuing education for real estate professionals fosters a higher standard that strongly benefits our members and their clients.
- 3. How do you feel about legislation that would mandate point of sale inspections for items such as energy efficiencies or the condition of a septic system? Does the state have a role in crafting a framework to provide uniform and reasonable rules for septic systems in order to protect Michigan's water resources?*

  - Michigan Realtors® supports crafting a uniform statewide septic code that would efficiently protect our groundwater, while respecting property rights.



4. *Should a local government be allowed to use zoning to ban the rental of a residential property on a short-term basis (any period less than 28 days)?*
- Michigan Realtors® support the ability of a property owner to maximize their investment. This includes having the ability to rent out their principal or secondary homes on a short-term basis. We also believe that local governments should maintain authority pertaining to enforcement of local nuisance ordinances.
5. *Are there changes you would like to see to Michigan's overall business and personal income tax structures? Would you support a sales tax on services?*
- Michigan Realtors® opposes any attempt at a sales tax on the service sector. A sales tax on services could potentially encompass business-to-business transactions, Realtor® commissions, and create a negative trickle-down effect to the homebuyer.
6. *Proposal A of 1994 significantly changed property taxation in Michigan. What are some of the benefits and/or flaws in this current system? Are there measures you would propose to improve the system?*
- Michigan Realtors® believes that Proposal A drastically alleviated property tax burdens on Michigan citizens by capping rising taxes in a time of declining values.
7. *Given recent discussions and actions pertaining to fund Michigan's roads and infrastructure, what guiding principles would you use to evaluate increased support for our state's infrastructure needs?*
- Michigan Realtors® believes that adequate infrastructure, especially transportation systems, is vital to the state's economic competitiveness in attracting businesses and talent. However, long-term costs must be considered, along with what the implications of certain funding mechanisms would mean for Michigan citizens.



# State Candidate Questionnaire

## The Texas REALTORS® Positions (DO NOT DISTRIBUTE TO CANDIDATES)

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This document is a guideline to help Texas REALTORS® and association staff conduct informative, meaningful candidate interviews.

**Interview candidates with discretion.** In a situation where an incumbent lawmaker has a proven history of support for REALTOR® issues, it is unnecessary to ask them to complete the questionnaire. In situations like that, it's more productive to visit with the lawmaker, thank them for their continued support, and discuss issues that may be emerging.

**Each Issue section includes:**

- **Background** (for candidate and interview panel)
- **Candidate Question(s)** (for candidate and interview panel)
- **Texas REALTORS® Position** (for interview panel only)

It's **critical that the local association relay positions consistent with Texas REALTORS®** on these issues. These positions are adopted by the Texas REALTORS® Executive Board (based on recommendations from the Public Policy Oversight Committee after an extensive interim study process) and are regularly communicated to legislators and candidates.

The association's success in the legislative process is largely attributed to our having a unified voice on public policy relating to the real estate industry and private-property rights. The association's communication with legislators should only reinforce what has already been communicated to them by local REALTORS®—and vice versa.

**As you review the questionnaire with each candidate, please communicate Texas REALTORS®' positions on each of the issues in the questionnaire. Do not share the Texas REALTORS® position until the candidate has a chance to answer the question—this will avoid opportunities for the candidate to simply agree with our position.** The process of educating candidates and reinforcing our positions is an important step toward success in the legislative process.

If you have any questions or need additional information, contact your field representative or the Texas REALTORS® Governmental Affairs Department at 512.480.8200.



## ISSUE: PROPERTY RIGHTS

### *Background*

Cities and counties have made many attempts to obtain more regulatory authority over the permitting of commercial and residential development. Most cities maintain a reasonable permitting process and reasonable development laws. However, some municipalities have a separate agenda—whether it is to limit growth, protect the environment, or inhibit the activities of specific private-sector developers. As a result, the Legislature has implemented laws designed to minimize abuses by local governments.

Counties don't have as much regulatory authority over development as cities. However, some counties would like to obtain more authority to control development in unincorporated areas. Texas REALTORS® will closely monitor any attempt by counties or cities to obtain regulatory authority that may infringe on private-property rights.

### *Candidate Question 1: County Rulemaking Authority*

*Current state law gives county government limited and specific regulatory authority over commercial and residential land development. Any additional county regulatory powers must be specifically granted by the Texas Legislature. In recent years, explosive growth in many counties has resulted in numerous requests for additional county rulemaking authority, which the Legislature has been reluctant to grant.*

*Would you support legislation granting more regulatory authority to counties over commercial and residential land development?*

Yes \_\_\_\_ No \_\_\_\_ Unsure/Need more info \_\_\_\_

Comments \_\_\_\_\_

### *Texas REALTORS® position on Question 1: County Rulemaking Authority*

Texas REALTORS® opposes the creation of unreasonable regulations and permitting procedures by counties for land development. If counties are granted more power over land use, development will be limited. If residential and commercial real estate options are restricted, property will become more expensive; as a result, people will stop moving to Texas, and the real estate industry will suffer. Restricting growth by giving counties more development-regulation powers will also dampen the state's economy.



## ISSUE: EMINENT DOMAIN

### *Background*

For years, Texas has had ambiguous eminent domain laws that many believe are at odds with the state's philosophical support of private property rights. The 87<sup>th</sup> Texas Legislature (2021) saw the overwhelming passage of House Bill 2730, which makes several changes to ensure the eminent domain process is fairer and that property owners are more aware of their rights when an entity with eminent domain authority seeks to acquire their property. Additionally, this legislation increases transparency by requiring an initial offer to include more information, including the Landowner's Bill of Rights, a property appraisal that includes the remainder of the property not being condemned, and a list of negotiable terms.

But even with these pro-private property rights changes, many believe there is still more to be done for property owners.

### *Candidate Question 2: Eminent Domain*

Please share your thoughts on the use of eminent domain, including property owner rights and how the current process can be further improved.

#### *Comments*

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### *Texas REALTORS® position on Question 2: Eminent Domain*

Texas REALTORS® understands the need for legitimate property condemnations; however, landowners should be justly and timely compensated for their property. Additionally, the property owners should receive all the information they need about the condemnation and the progress of the project.

Texas REALTORS® are uniquely positioned to advocate for fair treatment of property owners and prevent abusive eminent-domain practices. Texas REALTORS® supports legislation that:

- Requires condemning authorities to offer fair market value compensation, including the information used to determine if the offer is a bona fide offer, as well as compensation for damages made to the remaining property.
- Penalizes entities who submit "bad faith" offers by mandating additional payments to affected landowners.
- Provides landowners with information about the project seeking their land and about their rights by requiring a public meeting in each county where affected landowners can ask questions about the project and the company's eminent domain authority and requiring the



landowners to be informed of their rights and how the company will calculate fair compensation.

- Requires pipeline and electric utility easement agreements to include a list of basic terms to protect the landowner during construction and future use of the easement.

## ISSUE: TAX ON PROFESSIONAL SERVICES

### *Background*

As long as policymakers look for ways to restructure the tax system, Texas REALTORS® will actively participate in the discussion to ensure the buyers, sellers, and owners of real estate—and real estate professionals—have representation. Texas REALTORS® is committed to working with the Texas Legislature to create a tax policy that is just and fair to all Texans.

During previous legislative sessions, there have been various proposals advocating new taxes. These taxes range from a state income tax, expansion of the sales-tax base, additional taxes on business, and “sin” taxes, among others. Texas REALTORS® has actively worked with the Texas Legislature to oppose a tax on professional real estate services and a tax on the transfer of real property. At the same time, Texas REALTORS® supported efforts to reduce property taxes for homeowners, which would make homeownership more affordable.

### *Candidate Question 3: Tax on Professional Services*

*In recent years, the Texas Legislature has debated proposals to expand the sales-tax base to include professional services, which currently have certain exclusions.*

*Would you support a tax on professional services, such as commissions paid to a real estate broker or fees paid to a real estate appraiser, inspector, or other related services?*

Yes \_\_\_ No \_\_\_ Unsure/Need more info \_\_\_

Comments \_\_\_\_\_

### *Texas REALTORS® position on Question 3: Tax on Professional Services*

Texas REALTORS® strongly opposes a tax on professional services—and any tax structure that imposes undue burden on property owners, homebuyers or sellers, or the real estate sector.

At a time when affordable housing is a mounting concern, the state should not impose additional barriers to homeownership.

Furthermore, Texas REALTORS® opposes any tax that unfairly penalizes individuals because of their profession. A sales tax on professional services would, in effect, be a personal income tax targeting a small group of Texans.



## ISSUE: PROPERTY TAXES AND THE APPRAISAL PROCESS

### *Background*

Generally, a taxpayer's concern with any taxing system is rooted in the belief that the person or entity is paying a disproportionate share of a tax. This is true under any taxing structure: income, property, sales, or franchise.

When it comes to property taxes, specifically, the property appraisal process is one of the elements that determine tax liability for real property. However, the appraisal process and local taxing jurisdictions' budget processes have become increasingly convoluted and difficult to understand.

As a result, many commercial and residential property owners believe the appraisal and protest processes are not transparent, fair, or uniform across central appraisal districts (CADs).

Many property owners also believe CADs either work for, or are in cahoots with, local taxing jurisdictions. There are also some chief appraisers who believe it is their job to assist the taxing entities with raising revenue.

The 86<sup>th</sup> Texas Legislature passed "The Texas Property Tax Reform and Transparency Act," which implements several transparency measures for taxpayers.

### *Candidate Question 4: Appraisal Caps*

*In recent sessions, legislators have filed bills that would lower the current 10% appraisal increase cap on homestead properties to an arbitrary number, such as 2%, 3%, or 5% or extend the cap on homestead properties to non-homestead residential, commercial, and industrial property, as means to address property tax reform.*

*Would you support efforts to lower the property appraisal cap and/or extend the cap to commercial and industrial properties?*

Yes \_\_\_\_ No \_\_\_\_ Unsure/Need more info \_\_\_\_

Comments \_\_\_\_\_

### *Texas REALTORS® position on Question 4: Appraisal Caps*

Texas REALTORS® opposes efforts to lower the current 10% cap on property appraisals or to extend the cap to commercial and industrial property. While the allure to cap property appraisals is high, the consequence of doing so would create havoc in the appraisal system, lead to unequal taxation, and create distortions in the real estate market.

In 2013, the renowned Texas Real Estate Research Center at Texas A&M University (formerly The Real Estate Center at Texas A&M University) [published a report](#) outlining the



detrimental impacts various tax plans would have on the Texas economy. In this report, they reported on the effects of lowering the appraisal cap in Texas.

The report stated that a “proposal to cap value increases at 5% per year similar to the California Proposition 13 model offers a promise of relief from climbing taxes, but the cure could produce undesirable side effects in the long run.” Lowering the property appraisal cap would unfairly target new residents because it would “distort housing purchase decisions by keeping property taxes low for long-term residents,” according to the report.

The report concluded that *“these measures threaten to impact the marketability of new homes and retard demand for new development by increasing the burden of purchasing new homes or even moving to another existing home. As time passes that impediment would continue to grow into a sizable distortion of the housing market. Although it is important to find a method of easing the tax burden on homeowners, policy makers should consider all of these important implications as they choose a path designed to accomplish reforms.”*

## **ISSUE: ROLLBACK (LOOKBACK) TAXES FOR LAND USE CHANGE**

### *Background*

State law allows for an Agriculture Special Valuation (often referred to as an ag exemption) on certain lands, which can lower the property’s tax liability. The tax savings a property owner receives depends on the current market value of the property and the type of Ag Valuation the landowner holds.

However, the law also enables local governments to collect substantial “rollback” taxes on agriculture land when the owner stops using it for agriculture. This penalty is commonly called a rollback (or lookback) tax because it recaptures the taxes the owner would have paid had the property been taxed at full market value in previous years.

A law passed by the 86<sup>th</sup> Texas Legislature (2019) reduces the lookback period from five to three years and reduces the interest from 7% to 5%.

Further, a law passed by the 87<sup>th</sup> Texas Legislature (2021) eliminated additional interest charges on those assessed lookback taxes.

### *Candidate Question 5: Rollback Taxes for Land Use Change*

*State law allows local governments to collect a “rollback” tax on agriculture land when the owner stops using it for agriculture as a disincentive for taking the land out of agricultural production.*



Do you favor repealing the rollback tax applied to agriculture land when the owner stops using it for agriculture?

Yes \_\_\_\_ No \_\_\_\_ Unsure/Need more info \_\_\_\_

Comments \_\_\_\_\_

## ISSUE: PUBLIC SCHOOL FINANCE SYSTEM

### *Background*

The 86<sup>th</sup> Texas Legislature (2019) passed a comprehensive reform of the state’s public school finance system and property tax system to lower the burden on local property taxpayers while increasing the state’s investment in educators and students.

One of the most impactful changes is the lowering of school property tax rates statewide.

### *Candidate Question 6: Public School Finance System*

*Property tax burdens remain high for all entities—cities, counties, special districts. But none are as high as local school taxes. If we are serious about lowering the tax burden on our citizens, we must lower the local school taxes.*

*Please list your priorities for an equitable solution to lower the property taxes for all Texans, while maintaining or increasing funding for public schools.*

Comments \_\_\_\_\_

### *Texas REALTORS® position on Question 6: Public School Finance System*

Adequately funding public schools is a top priority for Texas REALTORS®.

Texas REALTORS® supported landmark school finance reform in the 86<sup>th</sup> Texas Legislature that increased public education funding and included a lowering of school property tax rates.

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## ISSUE: INFRASTRUCTURE OVERVIEW

### *Background*

The first five words of the Preamble to the REALTOR® Code of Ethics are “Under all is the Land.” Texas REALTORS®’ legislative agenda extends beyond traditional real estate issues to include a focus on the state’s business climate and long-term needs.

**Water** – Since the passage of Proposition 6 in 2013, a ballot measure that created a long-term fund for water and water infrastructure projects, Texas REALTORS®’ water policy has focused on removing statutory and regulatory barriers to implementation of the nationally renowned Texas Water Plan.

**Transportation** – As a general philosophy, Texas REALTORS® believes in a comprehensive approach to transportation funding, including modernizing the fuel tax and vehicle registration fees, tolled roadways, utilization of mass transit, and flexible work options (work from home and incentivizing flex scheduling for businesses).

In 2014, Texas voters approved Proposition 1, a measure designed to take advantage of the state’s oil and natural gas boom by providing a portion of the oil and gas severance tax to the State Highway Fund (Fund 6). In 2019, lawmakers extended those provisions to ensure no interruption of funding for another 10 years.

And in 2015, voters approved Proposition 7, a referendum that, among other things, dedicated \$2.5 billion of existing sales tax revenue to the credit of the State Highway Fund for the maintenance, construction, and expansion of non-tolled roadways.

**Energy** – Winter Storm Uri (2021) uncovered significant shortcomings with the Texas energy grid. Texans need adequate, reliable, and reasonably priced energy. This includes businesses, which are competing in a global marketplace.

### *Candidate Question 7: Infrastructure Overview*

*Texas REALTORS® believes infrastructure is a core service of government. Over the past decade, the association has expanded its legislative focus to include the state’s infrastructure, including water, transportation, energy, broadband access, and public education. As businesses seek to relocate to or expand in Texas, it’s critical that the state’s infrastructure has the capacity to accommodate them and their employees.*

*Please list your specific areas of interest related to infrastructure and your proposals to bolster those key elements via government engagement and appropriations:*

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## *Texas REALTORS® position on Question 7: Infrastructure Overview*

The modern definition of infrastructure has expanded to include core services, from roadways and water lines, to electricity and gas. Texas REALTORS® also considers the public education system, health care facilities, and broadband access to be critical elements of a community's infrastructure.

Between 1,000 and 1,500 people move to Texas every day—and that's great for the real estate industry. But they bring cars, children, and a need for water, healthcare, broadband access, and power.

Texas REALTORS® supports responsible investment in the state's infrastructure as a core function of government.

State leaders have been quick to point out that Texas leads the nation in job creation and has been an economic bright spot and a model for other states. The only way for that to continue is to ensure the state has the infrastructure to support new businesses and the rapidly growing population.

## **ISSUE: WINDSTORM INSURANCE (TWIA)**

### *Background*

In order to secure mortgages, borrowers must have adequate insurance. Since private insurance providers will not write windstorm policies along the Texas coast, the viability of this key sector of the real estate market is in jeopardy.

Furthermore, the Gulf Coast is a vital component of the Texas economy. Any coastal catastrophe caused by acts of nature would have a devastating effect on the fiscal stability and viability of the entire state.

### *Candidate Question 8: Windstorm Insurance (TWIA)*

*The Texas Windstorm Insurance Association (TWIA) is a quasi-governmental state agency that serves as the insurer of last resort for wind and hail damage for property owners in 14 Gulf Coast counties.*

*Despite the passage of SB 900 in the 84<sup>th</sup> Texas Legislature, which provided some positive reforms, TWIA is not actuarially sound and current state law does not provide any backstop on these policies. That means that when a catastrophic storm comes, the state would face a large surcharge to pay for the damages that exceed the state's capacity to pay.*

*Do you believe the Legislature should aggressively address windstorm insurance, even if this means a modest increase in premiums?*



Yes \_\_\_ No \_\_\_ Unsure/Need more info \_\_\_

Comments \_\_\_\_\_

### ***Texas REALTORS® position on Question 8: Windstorm Insurance (TWIA)***

Texas REALTORS® believes all property owners in Texas should have access to risk-related property insurance. Because the Gulf Coast is such an important part of the Texas economy, the association also believes TWIA policyholders cannot and should not bear the entire financial burden associated with insuring against these catastrophic events.

Additionally, any solution should include better underwriting rules, adequate rates, liability limits, and more stable funding strategies, as well as incorporating the private insurance market in some capacity.

## **ISSUE: HOMEOWNERS' ASSOCIATIONS**

### ***Background***

An estimated 6 million Texans live in communities governed by property owners' associations (POAs). That number will only increase as new communities are built around the state to meet the needs of our growing population. Due to municipal regulations and buyer preferences, property owners' associations are often necessary to create new housing communities. POAs can enhance neighborhoods, provide amenities, and protect property values.

Increasingly, homeowners' associations (HOAs) are taking on functions local governments traditionally provide and wield significant power over residents, including, but not limited to, aesthetic regulations, tenant limitations, credit reporting, and foreclosure authority—yet they remain unregulated by any state entity.

The 87th Texas Legislature (2021) overwhelmingly passed Senate Bill 1588, which expands and clarifies property owners' rights, reins in some costs, and ensures Texans have access to information they need to successfully to buy, sell, and live in managed communities.

Texas REALTORS® believes it is appropriate for the Legislature to ensure that this power is executed with care. Regardless of private management structure, property owners deserve certain rights, and they deserve to understand their rights and obligations when those are limited by their membership in a property owners' association and to have adequate methods to address disputes.

### ***Candidate Question 9: HOMEOWNERS' ASSOCIATIONS***

Would you support legislation that brings more balance between the rights of property owners and their property owners' associations, commonly referred to as homeowners' associations or POAs?

Yes \_\_\_ No \_\_\_ Unsure/Need more info \_\_\_



Comments \_\_\_\_\_

### ***Candidate Question 10: HOMEOWNERS' ASSOCIATIONS***

#### **Foreclosure authority and priority**

Homeowners' associations currently have the ability to initiate foreclosure proceedings to collect past-due assessments and fines, meaning the association can repossess a home if the owner is delinquent in their assessments or other debts. Further, POA debts often assume a "priority" status, meaning they must be the first to be repaid when a property is foreclosed upon—even above the mortgage lender.

Should HOAs have foreclosure authority and/or priority lien status?

Yes \_\_\_\_ No \_\_\_\_ Unsure/Need more info \_\_\_\_

Comments \_\_\_\_\_

### ***Texas REALTORS® position on Questions 9 and 10: Homeowners' Associations***

Texas REALTORS® supports efforts to reform laws governing homeowners' associations to ensure HOA operations are transparent and resident friendly. We understand that HOA legislation should seek to provide an appropriate balance between private-property rights and agreed-upon community standards, but any reforms must uphold property owners' First and Fourteenth Amendment rights.

- We support legislation requiring HOAs and related nonprofit corporations to have regulatory oversight (whether from their county or an agency of the State of Texas), and to be registered entities and make available relevant and current contact information.
- Texas REALTORS® supports firm timelines for producing HOA documents related to property sales as well as reasonable and necessary fee limits.
- Our association also supports legislation to eliminate the exemption for fees paid to 501(c)3 and 501(c)4 corporations from the transfer fee ban in the Texas Property Code.

# **LOCAL ASSOCIATION SAMPLES**



**LOCAL CANDIDATE QUESTIONNAIRE**

Thank you for taking the time to respond to this candidate questionnaire. Your response is an important element of the political education process for members of the Belvidere Board of REALTORS®.

If you have received this via U.S. mail, please contact Neeley Erickson, Government Affairs Director, for an electronic version of the questionnaire. Please forward the completed questionnaire via e-mail to Neeley Erickson at [nerickson@illinoisrealtors.org](mailto:nerickson@illinoisrealtors.org) at least **45 days before your primary/general Election Day**. Feel free to attach additional pages if you are unable to answer in the space provided. If you have any questions, please contact Neeley by e-mail or by phone at (815) 543-7147.

\*\*\* Please Note: By filling out this form, in no way guarantees, suggests, or implies that a RPAC contribution will be made. All requests will be properly reviewed by Belvidere Board of REALTORS® and/or the Illinois REALTORS® before being granted or denied. \*\*\* contact Neeley by e-mail or by phone at (815) 543-7147.

**CONTACT INFORMATION**

NAME	
COMMITTEE NAME	
COMMITTEE ADDRESS	
TELEPHONE	
E-MAIL	
WEBSITE ADDRESS	

**CAMPAIGN INFORMATION**

POSITION SEEKING	
POLITICAL AFFILIATION YOU ARE RUNNING AS	<input type="checkbox"/> Democrat <input type="checkbox"/> Republican <input type="checkbox"/> Non-Partisan <input type="checkbox"/> Independent
LOCAL GOVERNMENT NAME	
DISTRICT	<input type="checkbox"/> District/Ward # <input type="checkbox"/> At-Large
INCUMBENCY	<input type="checkbox"/> Incumbent <input type="checkbox"/> Challenger <input type="checkbox"/> Open Seat
DO YOU HOLD ANY PROFESSIONAL LICENSES?	<input type="checkbox"/> No <input type="checkbox"/> Yes (please indicate):
OCCUPATION	

EMPLOYER	
EDUCATIONAL BACKGROUND	
HAVE YOU HELD ANY ELECTED POSITION?	
HAVE YOU RUN FOR THIS OR ANY OTHER OFFICE?	
HAVE YOU HELD ANY APPOINTED OFFICE (e.g. PLAN COMMISSION)?	
HOW MUCH MONEY (INCLUDING YOUR OWN MONEY) HAVE YOU RAISED FOR THIS CAMPAIGN?	
HOW MUCH MONEY ARE YOU BUDGETING FOR THIS CAMPAIGN?	
WHAT ENDORSEMENTS HAVE YOU OBTAINED?	
WOULD YOU ACCEPT A CONTRIBUTION FROM THE REALTORS® POLITICAL ACTION COMMITTEE (RPAC)?	<input type="checkbox"/> Yes, any amount would be appreciated. <input type="checkbox"/> Yes, but only under \$_____ <input type="checkbox"/> No, I am not accepting any PAC contributions.
WOULD YOU ACCEPT NON-FINANCIAL SUPPORT FROM RPAC (e.g. DIRECT MAIL, NEWSPAPER AD, ETC.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
PLEASE LIST ANY REALTORS THAT ARE SUPPORTING YOUR CANDIDACY OR YOU'VE DISCUSSED YOUR CANDIDACY.	

## PUBLIC POLICY ISSUES

### TRANSFER TAXES

While originally enacted to pay for the administrative costs associated with transferring properties, the transfer tax has evolved into a means for home rule municipalities to finance government services and programs which should be borne by the public in general, not just that portion of the populace buying or selling real property. We believe transfer taxes are regressive, a detriment to housing affordability, an unreliable and inefficient revenue source for general government financing, and have no relation to selling or buying property. What are your thoughts on the transfer tax as it pertains to your community?

#### Revenue

- Transfer taxes are regressive, unreliable, inefficient, and have no relation to buying or selling property; I do not support establishing or increasing a local municipal transfer tax.
- Transfer taxes are a great alternative revenue source for already cash-strapped municipal governments.
- Other (please explain):

### IMPACT FEES

The development of real estate brings with it the economic benefits of providing jobs and expanding the tax base as well as providing places for people to live and work. We recognize that the development of real estate in many cases also necessitates improvements in certain infrastructure components. However, we are concerned with the use of impact fees as a means of generating general revenue that goes above and beyond mitigating any impact of new development. Often, municipalities proclaim a relationship between development and the need for impact fees without demonstrating any impact with a needs assessment analysis. Even when a municipal ordinance requires a needs assessment analysis, the analysis is usually not conducted. What are your thoughts on using impact fees as a means to mitigate potential impact by new development on government bodies?

- Impact fees are necessary to mitigate the impact of new development. It is intuitive that new development puts a strain on local units of government, so the need to quantify the impact is unnecessary and there should be limited restrictions on how the money is used.
- Impact fees are necessary to mitigate the impact of new development in some cases, but local units of government must quantify that they are being impacted by new development and the money should be used only for building new infrastructure – not for operational or repair expenses.
- Impact fees in most cases are an inappropriate means to generate revenue – especially in already developed areas. New development plays a beneficial role in our economy and assessing impact fees is an unfair burden on the real estate market.
- Other (please explain):



## **SIGNAGE**

We support our members to best serve their clients by responsibly placing semi-permanent and temporary signage to market the property. Unlike nearly any other business, home sales cannot be centralized into a business district. Off-site open house signs are important to conducting a successful open house, and semi-permanent signs are important part in the marketing strategy of our members. To what degree should a municipality regulate real estate signs?

### **Open House**

- I support allowing the temporary placement of “open house” signs on the public parkway as long as it is done in responsible manner and the signs are immediately removed at the conclusion of the open house
- “Open house” signs create visual pollution and are a nuisance and I oppose allowing “open house” signs in the public way.
- Other (please explain):

### **For Sale**

- Ugly “for sale” signs are unappealing; I support imposing restrictions such as size and color schemes.
- I do not see “for sale” signs as a problem in the community – I do not support placing additional restrictions on the signs.
- Other (please explain):

## **AFFORDABLE HOUSING**

We support affordable housing initiatives. However, many communities solely rely on teardown taxes and developer exactions to generate funding for this initiative. We believe that such tactics unfairly burden a small segment of the community and the costs should be borne by the community at large. Moreover, we believe that increased fees and taxes to fund affordable housing initiatives have the unintended effect of increasing housing costs and pricing more people out of the community. Communities, we believe, should, along with other strategies, such as spreading costs throughout the whole community and seeking private donations, conduct a comprehensive review of their own ordinances and regulations to determine which, if any, serve as a barrier to affordable housing. What means, if any, should your community employ to generate affordable housing?

- Housing costs are best left to the free market and local government should not be actively engaged in generating affordable housing.
- Local government should be actively involved in affordable housing initiatives; local government should tax new development through policies such as tear down taxes and mandatory inclusionary zoning to fund affordable housing initiatives.
- Local government should be actively involved in affordable housing, but the burden must be spread throughout the entire community; I support the use of general revenue raised through property taxes to fund affordable housing.

- Local government should be involved in affordable housing initiatives, but I believe the best means to do that is by reducing excessive regulatory barriers. The municipality should look within to determine if the costs we impose on building and our zoning regulations serve as an impediment to generating affordable housing.
- Communities should fund affordable housing through private donations and grants.
- Other (please explain):

## **RENT CONTROL**

Do you think that local governments should be allowed to impose a rent control policy (a limitation on the amount of rent charged in residential rental properties)? Currently, existing State law prohibits local governments from imposing such a policy. What is your opinion of this law?

**Please explain:**

## **LICENSING**

Some communities have begun licensing property owners to rent their property. As a condition of the license, some municipalities want to require property owners (or their agents) to attend some sort of property management course. We share the concerns of a University of Wisconsin – Madison La Follette School of Public Affairs study which states that licensing programs will impact the affordability of housing and will simply serve to drive responsible property owners to other less regulated communities. Moreover, we believe local licensing is an inappropriate and ineffective means to enforce property standards, because landlords cannot cease operations of a building if a license is revoked (as most ordinances call for) – doing so would compel the property owner to immediately force tenants onto the street in violation of state law – thus licensing schemes would likely fail in court. What are your thoughts on licensing and requiring classroom training for landlords?

- Landlord licensing is an excellent way to address both problem landlords and tenants.
- Requiring property owners to attend a class on property management is an excellent way to educate property owners on how to better manage their property.
- Landlord licensing and classes are a burdensome approach to addressing landlord/tenant issues; it will only serve add costs and push investors of multi-unit housing out of our community.
- Other (please explain):

## **PRESERVATION**

We support community preservation efforts, however we do not believe the burden should fall completely on those who own older homes. Onerous barriers to residential demolition financially punish owners simply because they own older homes. Moreover, we believe the market determines buyer preferences, and simply decreasing the stock of newer homes will not change market demands. We believe historical districts should be implemented with the informed consent of a super-majority. Do you think housing preservation is an issue in our community? If so, how do you feel preservation should be best achieved in your community?

- Times and market preferences change; there is little a municipality can and should do to preserve older homes. Only the most significant of structures need to be saved, and the cost of doing so should fall on the community or private foundations, not just the person or persons who happen to own the property.
- Preserving our community character is vital. Strong steps need to be taken to save older structures from the wrecking ball. Demolition delays, tear down taxes, etc. should be implemented to save older homes.
- Other (please explain):

## **INSPECTIONS**

Some municipalities require municipal pre-sale home inspections prior to transferring the property. We remain concerned that municipalities use inconsistent inspection standards and use the inspection process to hold up the sale of the homes. Some municipalities also require inspections on rental units as often as annually or at every change of tenants – we believe that is too frequent. What are your thoughts on how important property inspections are? In rental properties how frequently should this occur? Should uncorrected problems identified by the municipality be a reason to hold up the sale?

- Pre-sale home inspections are a good tool to improve our community’s housing stock.
- Rental inspections are a good tool to improve our community’s rental stock and also to protect tenants. Rental inspections should occur:
  - Annually
  - Every two years
  - Every three years
  - Every four years
  - At change of occupancy
  - Other \_\_\_\_\_
- Pre-sale home inspections is intrusive, burdensome, and costly. Not to mention, home buyers can (and most do) hire private home inspectors.
- Rental inspections are intrusive, burdensome, and costly. Landlords already have an inherent incentive to maintain property standards in order to attract and retain tenants.
- Other (please explain):

## **NON-RETAIL RESTRICTIONS**

Some municipalities seek to restrict the amount of retail in what has been deemed “retail” areas of their municipality. The idea is that retail generates sales taxes and non-retail (e.g. doctor’s office, bank, real estate office, etc) businesses that occupy “retail space” translate into a reduction of sales tax dollars for the municipality. Some municipalities have, or are looking at, charging fees for non-retail to conduct business in “retail” areas. We believe these are short sighted and unjust policies. First, such a policy is based on the false premise that retail is knocking down the door of commercial property owners and commercial property owners are choosing non-retail over retail. What the policy does is require commercial property owners to continuously turn away prospective tenants

and forfeit their rent. Second, non-retail are important components of our overall community and provides important services, and draws more consumers to the nearby retail. Lastly, the policy ignores that commercial properties pay property taxes and help reduce the overall tax burden on the rest of the community. What are your thoughts on this issue?

- The free market will best determine the right mix of retail and non-retail for our community.
- Like all municipalities, ours is struggling for tax dollars. For every bank or real estate office that takes up premier retail space that means less tax dollars for our municipality. I support restrictions on non-retail.
- Like all municipalities, ours is struggling for tax dollars. For every bank or real estate office that takes up premier retail space that means less tax dollars for our municipality. I support charging non-retail businesses a fee to operate in traditional retail areas.
- Other (please explain):

### **VACANT PROPERTY**

Several communities have begun to develop regulations for vacant properties. While these regulations help local officials identify vacant properties, they often present numerous challenges to lenders, REALTORS®, and distressed home owners. Do you think that the local government should regulate vacant properties? If so, how? How would you recommend identifying these properties? How would define which properties should be regulated?

**Please explain:**

### **BUDGET ISSUES**

Are you aware of any budget or revenue problems or shortfalls in the respective local government you are running for office? If so, what are your plans/proposals to address this shortfall?

**Please explain:**

### **ECONOMIC DEVELOPMENT**

Does your town have an economic development plan or tax incentive programs to attract businesses to your town? What are your plans, if any, for enhancing or changing those programs/incentives?

**Please explain:**

### **HOME RULE**

Do you support or oppose Home Rule? Please explain your position.

**Please explain:**

## **FIRE SPRINKLER MANDATES**

Do you support or oppose mandating fire sprinkler suppression systems in new:

- Single family homes?
- 2 Family?
- Townhomes?

**Please explain:**

Do you support or oppose mandating fire sprinkler suppression systems in commercial space at zero square feet? This means every commercial building regardless of size is required to have fire sprinklers.

**Please explain:**



## **Local Candidate Questionnaire**

Thank you for taking the time to respond to this candidate questionnaire. Your **brief, but direct responses** are an important element of the political education process for members of the Heartland REALTOR® Organization. Please note simply completing a questionnaire in no way implies support from the Heartland REALTOR® Organization or REALTOR® Political Action Committee (RPAC).

If possible, please forward the completed questionnaire via e-mail to Neeley Erickson at [nerickson@illinoisrealtors.org](mailto:nerickson@illinoisrealtors.org). If you are unable to e-mail, please mail the completed questionnaire to Heartland REALTOR® Organization, 405 E. Congress Parkway in Crystal Lake, IL 60014. If you have any questions regarding the questionnaire, please do not hesitate to contact Neeley Erickson by e-mail at [nerickson@illinoisrealtors.org](mailto:nerickson@illinoisrealtors.org) or at (815) 543.7147.

### **Background**

Candidate's Name:

Party:

Office You Are Seeking:

Name of Campaign Committee:

Street/P.O. Box:

City and Zip Code:

Phone:

E-mail:

Candidate Website/Facebook:

Profession & Name of Business/Org:

Educational Background:

List Opponents Both Primary & General Election:

1. If you are not currently in office, have you previously held public/appointed office? If so, please specify.

2. What previous relationship have you had with REALTORS®?

3. Have you discussed your campaign with any members of the Heartland REALTOR® Organization? If so, with whom have you spoken?

### **General Issues**

4. Why do you wish to serve, or continue to serve as an elected official? List any priorities.

5. Besides “the people”, what is this community’s greatest asset?

6. What do you consider to be the major issue(s) facing our community, particularly the office you seek? And how do you plan on solving them?

### **Economic Development & Vacant Property**

7. Which areas or locations in your community do you think need to be revitalized and/or improved? What are your ideas for helping revitalize those areas?

8. How should vacant and abandoned properties in the community be handled? Should they be handled differently? Feel free to speak to both residential and commercial.

9. Would you support extending tax or other economic stimulus benefits to businesses and/or manufacturers who would consider locating to the community? If yes, do you have plans, if any, for developing new incentives and/or enhancing existing incentives?

10. Do you welcome or oppose new residential subdivisions as part of economic development?

### **Landlord Issues**

11. Do you support or oppose crime-free housing regulations? These regulations may place additional requirements on landlords to attend property management classes provided by the local government, forcibly evict tenants without due process or suffer fines, and/or require tenant screening.

12. Should landlords be charged fees to have their units licensed or registered with the local government? If so, what do you consider a reasonable fee?

13. Do you think a local government has the right to supersede the 4<sup>th</sup> Amendment by “requiring” routine rental inspections and making the landlord pay them?

**Home Rule**

14. Do you support or oppose home rule? Why or why not?

15. If the community you represent has or were to get home rule status, would you support or oppose the following?

- |                                  |                                 |                                                                |
|----------------------------------|---------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Property tax increases                                         |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Sales tax increases                                            |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | New taxes (hotel/motel, gas, tobacco, wheel taxes, etc.)       |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Real estate transfer tax referendum                            |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Pre-sale home inspections                                      |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Rental inspections                                             |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Rental licensing (either by licensing landlord or rental unit) |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Contractor licensing                                           |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Business licensing                                             |

Use this space to explain further any of the positions stated above in Question 15.

**Fees & New Building Requirements**

16. Do you support or oppose charging developer/impact fees for new housing units for the following purposes:

- |                                  |                                 |                                         |
|----------------------------------|---------------------------------|-----------------------------------------|
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | School land & buildings                 |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Open space                              |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Parks & recreational land and buildings |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Roads and infrastructure                |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Water and sewer hook-ups                |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Fire Protection                         |
| <input type="checkbox"/> Support | <input type="checkbox"/> Oppose | Library                                 |

Use this space to explain further any of the positions stated above in Question 16.

17. Impact fees’ original purpose was to cover infrastructure expenses related to high or explosive new growth, never to be used for routine government operations or negate improper



planning. Should impact fees be charged in areas that have experienced or expect declining, nominal or moderate growth?

18. Do you support or oppose real estate transfer fees? These are fees charged by local governments to capture additional revenues on residential and commercial property transactions.

19. Do you support or oppose mandating fire sprinkler suppression systems in new single-family homes and townhomes?

20. Do you support or oppose mandating fire sprinkler suppression systems in commercial space at zero square feet? This means every commercial building regardless of size is required to have fire sprinklers.



# LONG ISLAND BOARD OF REALTORS®

## **Long Island Board of REALTORS® Inc. (LIBOR) Government Affairs**

### **Process for Direct Political Candidate Support, Vetting, RPAC Contributions, Independent Expenditures, and Ballot Referendums**

LIBOR, through the following rules and processes, utilizing its Government Affairs Committees, Senior Director of Public Policy and Government Affairs, Government Affairs Director(s) (GAD), and Government Affairs Department staff, may provide support to candidates by making RPAC contributions and/or running Independent Expenditures (IEs) related to political candidates running for city, town, village, and county office in any/all of the area within LIBOR's jurisdictional boundaries as set by the National Association of REALTORS® (NAR).

While LIBOR encourages its REALTOR® members to run for public office, being a LIBOR member, or a REALTOR® member with another association, does not guarantee RPAC support and/or IE support.

LIBOR and the above interested parties abide by the following:

#### **Direct Candidate Support, Vetting, and RPAC Contributions**

1. LIBOR will consider all qualified, viable candidates in every race that substantially affects the real estate industry, as described in this policy.
2. Deadlines, in terms of candidate support and/or RPAC contributions, will be set by the LIBOR Government Affairs Department. LIBOR's Senior Director of Public Policy and Government Affairs, GAD(s), the New York State Association of REALTORS® (NYSAR) Government Affairs Staff, and NAR Campaign Staff shall set deadlines for IEs.
  - a. In an effort to facilitate and identify early support of candidates and effective implementation of IEs, the Government Affairs Staff shall be mindful of New York Board of Elections calendar and key dates for candidates to qualify and/or accept a political party's nomination to be placed on the ballot in a given election.
3. The Government Affairs Committees shall not make decisions on candidate support before the cutoff date for candidates to qualify for placement on the ballot for a given election, unless a unanimous vote occurs to move forward with candidate support.
4. No Committee shall make decisions on races outside of their jurisdiction. The Government Affairs Queens Committee will only consider races in Queens and the Government Affairs Nassau/Suffolk Committee will only consider races in Nassau and Suffolk Counties within LIBOR's territorial jurisdiction.

The information expressed in the LIBOR Government Affairs Process for Direct Political Candidate Support, Vetting, RPAC Contributions, Independent Expenditures, and Ballot Referendums may be subject to change based on federal, state and local laws and regulatory requirements. Certain best practices may be subject to change at the direction of the VP of Government Affairs. This does not constitute legal advice and may not be duplicated or shared with members of the public outside of the direction of the VP of Government Affairs. All Rights Reserved. LIBOR ©2020.



# LONG ISLAND BOARD OF REALTORS®

5. LIBOR's Government Affairs Department shall send all candidates running for elected office a written questionnaire (so long as the candidate wishes to receive one) within a timely manner after the ballot is finalized.
  - a. The Government Affairs Department determines the content of questionnaires with input from the Government Affairs Committee(s)
  - b. Responses to questionnaires are not graded or judged based upon party affiliation; instead they are compared to the policy positions of LIBOR, the New York State Association of REALTORS® (NYSAR) and NAR.
  - c. A cover letter will be included with all candidate questionnaires describing LIBOR and its candidate support process.
  - d. Candidates must complete and return the written or digital questionnaire and take part in an interview by a deadline set by the Government Affairs Staff in order to be considered for any RPAC contributions and/or IEs.
6. Only candidates who complete a questionnaire may be invited by Government Affairs Staff to participate in an interview. Interviews can be conducted either in-person, via conference call, or via virtual/video platform with the applicable Government Affairs Committee holding jurisdiction over the race and Government Affairs Staff. Any such interviews are subject to the following:
  - a. Any member of the Government Affairs Committees and LIBOR Executive Committee who have completed the Best Practices for Choosing REALTOR® Champions Course offered by NAR may participate in candidate interviews and be voting members on deciding candidate support.
  - b. Any LIBOR member involved in candidate vetting must keep confidential and not disclose discussions or deliberations that take place during any candidate vetting meeting(s) with any member not participating in such meeting(s), unless members of such meeting vote to permit any disclosures.
  - c. The Government Affairs Committee(s) chair, with direction from the Government Affairs Department may waive the questionnaire and interview requirement for candidates who have previously received RPAC support and/or have proven records of supporting REALTOR® causes and issues (local "REALTOR® Party Champions").
  - d. Any recommendation to support a candidate shall be based on the following criteria:
    - i. The candidate's position on issues related to the real estate industry, property rights, and homeownership.
    - ii. The candidate's qualifications for office and viability of winning.
    - iii. If an incumbent, the candidate's odds of re-election due to incumbency.
    - iv. Whether the candidate is likely to hold any leadership positions, key committee assignments, or play a critical role in shaping or blocking legislation.

The information expressed in the LIBOR Government Affairs Process for Direct Political Candidate Support, Vetting, RPAC Contributions, Independent Expenditures, and Ballot Referendums may be subject to change based on federal, state and local laws and regulatory requirements. Certain best practices may be subject to change at the direction of the VP of Government Affairs. This does not constitute legal advice and may not be duplicated or shared with members of the public outside of the direction of the VP of Government Affairs. All Rights Reserved. LIBOR ©2020.



# LONG ISLAND BOARD OF REALTORS®

7. Responses to candidate questionnaires shall be made available to all members of the Government Affairs Committee(s), LIBOR Board of Directors, and RPAC Committee upon request.
8. The -Senior Director of Public Policy and Government Affairs and/or GAD(s), with the approval of the Chair of the Government Affairs Committee, may approve RPAC contributions to candidates in amounts of \$1,500 or less without further approval. The Executive Committee and Board of Directors will be notified of any such disbursements at their next regular meeting.
9. All RPAC contribution requests of over \$1500 requires the appropriate Government Affairs Committee's approval. If the funds are requested before the next regularly scheduled meeting of that Government Affairs Committee, the Committee may hold a Special Meeting to consider such an RPAC contribution request via conference call or video conference. The Government Affairs Committee should make every effort to hold such conference call within 36 hours of the initial RPAC contribution request. Once the Government Affairs Committee approves an RPAC contribution request, LIBOR Government Affairs Staff may request the funds from RPAC of New York. No further action is needed by the Executive Committee or Board of Directors; However, Government Affairs Staff will notify the Executive Committee and Board of Directors of any RPAC disbursements made at their next regular meeting. In the event the Government Affairs Committee cannot meet in a timely manner, the RPAC contribution request may be brought to the LIBOR Executive Committee for its consideration.
10. Except as otherwise provided herein, the Government Affairs Committee of the relevant jurisdiction, by a majority vote, will decide candidate support.
11. Senior Director of Public Policy and Government Affairs and GAD(s) shall decide whether to use PAC funds to attend political events hosted by local REALTOR® Champion elected officials or political parties with the consent of the CEO. They shall also determine whether to bring such topics to the Government Affairs Committee for discussion. Funds not to exceed \$1,000 per event.
12. If RPAC funds are provided to a political party for any reason, an equal amount shall be considered being provided to the other major political parties.
13. Candidates receiving RPAC support will be notified by Government Affairs Staff. When practical, in-person check presentations will be scheduled and will follow appropriate campaign finance rules. For example outside of any government buildings. LIBOR members may accompany staff during check presentations.
14. Any LIBOR member who is a candidate, or related to a candidate, being considered for support must recuse himself/herself from any decisions regarding support.

The information expressed in the LIBOR Government Affairs Process for Direct Political Candidate Support, Vetting, RPAC Contributions, Independent Expenditures, and Ballot Referendums may be subject to change based on federal, state and local laws and regulatory requirements. Certain best practices may be subject to change at the direction of the VP of Government Affairs. This does not constitute legal advice and may not be duplicated or shared with members of the public outside of the direction of the VP of Government Affairs. All Rights Reserved. LIBOR ©2020.



# LONG ISLAND BOARD OF REALTORS®

## Independent Expenditures (IEs)

1. LIBOR shall form an IE Committee tasked with determining LIBOR's candidate-related independent expenditures. This IE Committee shall be independent from the Government Affairs Committee.
2. The IE Committee shall be comprised of 3 LIBOR members, one from Queens, one from Nassau, and one from Suffolk, chosen annually by the LIBOR President with preference given to members of the Government Affairs Committees. LIBOR Staff may assist the President in making recommendations for potential members to sit on the IE Committee. The CEO, Senior Director of Public Policy and Government Affairs and designated staff shall be non-voting members of the committee and will be able to offer recommendations and strategies. Based on recommendations from NAR, to protect LIBOR from any conflicts, the following members are not eligible to serve on the IE Committee: 1) LIBOR Officers and Directors; 2) Chapter Officers and Directors; 3) LIBOR Committee members, other than the Government Affairs Committee; and 4) Chair and Vice Chair of the Government Affairs Committees.
3. The IE Committee may, by unanimous vote, choose to run IEs for city, town, village, and county candidates who meet the following criteria:
  - a. Received an RPAC contribution of not less than \$1,000;
  - b. Has been identified as a local REALTOR® Champion; and,
  - c. Has participated in a candidate interview.
4. The IE Committee shall have the sole authority and responsibility to decide and determine LIBOR's IEs. This means there shall be no ratification by the LIBOR Board of Directors to run IEs.
5. The Government Affairs Department, in coordination with LIBOR's CEO, shall advise LIBOR's Board of Directors of the IEs, as soon as practicable after campaign laws allow.
6. The Government Affairs Department shall consult with designated NAR staff to determine the best course of action for implementing IEs, including but not limited to budget, timeline, polling, and modes of communication (mailers, ads, GOTV calls, etc.). Once the IE Committee approves an IE, the Senior Director of Public Policy and Government Affairs shall run the day-to-day operations and manage all IE campaigns.
7. The IE Committee shall advise NYSAR's Government Affairs Staff of its decision to create IEs and shall coordinate with NYSAR to work with the state IE committee in accordance with NYSAR policies and New York State campaign law.
8. The IE Committee shall abide by all campaign laws, maintain complete confidentiality pursuant to law, and not disclose IEs to anyone outside of the IE Committee, NYSAR, LIBOR Government Affairs, and NAR Campaign Staff who

The information expressed in the LIBOR Government Affairs Process for Direct Political Candidate Support, Vetting, RPAC Contributions, Independent Expenditures, and Ballot Referendums may be subject to change based on federal, state and local laws and regulatory requirements. Certain best practices may be subject to change at the direction of the VP of Government Affairs. This does not constitute legal advice and may not be duplicated or shared with members of the public outside of the direction of the VP of Government Affairs. All Rights Reserved. LIBOR ©2020.



# LONG ISLAND BOARD OF REALTORS®

are also working on the particular IE campaign. Each IE Committee member must agree to the following:

- a. to comply with LIBOR's policies and procedures regarding confidentiality;
  - b. to not disclose discussions or deliberations made at any IE Committee meeting(s);
  - c. to sign a non-coordination affidavit; and,
  - d. to not be involved in any directly or indirectly lobbying elected officials receiving an IE.
  - e. A member of the IE Committee who violates confidentiality, the non-coordination affidavit, or any campaign law, shall be immediately removed from the committee, will be ineligible to serve on the IE Committee in the future, and will be subject to any and all laws, policies, and procedures that may apply.
  - f. Any IE Committee Member who thinks he/she may be privy to information that calls into question the independence of an IE, bears the burden of contacting LIBOR staff to fully vet the issue to determine whether and what action(s) need to be taken. This includes, but is not limited to, contacting political compliance counsel.
9. Any IE conducted by LIBOR will run through NYSAR's registered IE committee, the New York State Association of REALTORS® Fund.
  10. In accordance with NYSAR and NAR policy, LIBOR will not conduct IEs for Federal or State races.
  11. All IEs will contain the required disclaimers and will comply with all New York State and local reporting and/or registration requirements.

## **Ballot Referendums and Issues Mobilization**

1. Opportunities may arise for LIBOR to support or oppose a ballot referendum measure affecting real estate related issues such as the real estate industry as a whole, taxation, or property rights. Support of, or opposition to, such ballot measures should be based on LIBOR's Issues Policies & Positions. Should LIBOR's Issues, Policies & Positions not cover a particular issue up for referendum, the Government Affairs Committee may make a determination by reviewing similar criteria as reflected above under Direct Candidate Support.
2. Once a decision on a ballot measure has been made, the Government Affairs Committee(s) shall vote to authorize the Government Affairs Department to coordinate with NYSAR and NAR on applying for an Issues Mobilization Grant and/or make use of LIBOR's own Issues Mobilization funds.



3. The Government Affairs Department will then run the campaign under similar guidelines as explained in the IE section above and adhere to all NY State and Local laws regarding campaigns, lobbying, and ballot measures.



# LOCAL CANDIDATE QUESTIONNAIRE

Thank you for taking the time to fill out the Pacific West Association of REALTORS® **Local Candidate Review Committee Campaign Questionnaire**. Pacific West is always willing to support candidates for local office that are pro-property rights and small business friendly.

In order for us to receive your questionnaire, you must fill out the form in its entirety. You may be contacted for a candidate interview to further discuss your answers. The Committee WILL NOT contribute to any candidate that has not first completed the questionnaire.

If you have any questions, please contact **Phil Hawkins** or **Tim Shaw** at [\(714\) 221-8449](tel:7142218449).

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## PERSONAL INFORMATION

Name:

Address:

Daytime Phone:

Evening Phone:

Cell Phone:

Email:

Office Sought:

Committee Name:

Campaign ID:

Political Party Affiliation:

Occupation:

Do you own or rent your residence?

Do you own rental property?

What elected/appointed positions have you held?

Who is your campaign manager/consultant?

How much money have you raised? What is your fundraising goal?



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## 2021-2022 STATE CANDIDATE QUESTIONNAIRE

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*Use this form to interview candidates for: State Assembly or State Senate*

Date	District Number	Campaign ID#	
Candidate Name	Office Sought	Treasurer Name	
Treasurer Address		City	Zip

### 1. REAL ESTATE TRANSACTION DISPUTES

*Because of the complexity, significant investment and strong emotions involved in real estate transactions, it is not uncommon for disputes to arise.*

- a. What role does a REALTOR® play in a transaction? Why?

- b. Should it be the REALTOR®'s job to ensure that the transaction is fair for all the parties concerned?

- c. Who should hold the various participants in the transaction accountable? (choose all that apply)

- Government regulators like the Bureau of Real Estate.
- Prosecutors and the courts.
- REALTOR® Associations.
- Private attorneys.
- Other. Please describe: \_\_\_\_\_

Why?

- d. The Bureau of Real Estate administers a fund for victims of licensee misconduct that is funded by a portion of license fees. Should licensees also be required to provide additional protections like a bond or errors and omissions (malpractice) insurance?



## 2. HOUSING

*California faces a crisis in the availability and affordability of housing and policy makers must respond to the crisis.*

a. Is it appropriate to regulate the resale price of privately owned housing? (choose all that apply)

- No, never.
- When the housing is government owned.
- When public funds have subsidized construction of the housing.
- When local government agencies recognize that the private market is not meeting the demand for affordable home ownership.
- Only if such regulation is approved by the voters.
- Other. Please describe:

b. Is it appropriate to regulate the price of rental housing? If so, when? (choose all that apply)

- No, never.
- When the housing is government owned.
- When public funds have subsidized the purchase of or construction of the unit.
- When local government recognizes that the private market is not meeting the need for affordable housing.
- Only, if the regulation is approved by voters.
- Other. Please describe:

c. Under what conditions should an owner be able to evict a tenant in order to occupy his or her own rental property? (choose all that apply)

- With government approval.
- In cases of financial hardship to the owner.
- When a property is being taken off the rental market.
- When elderly or disabled tenants are not put at risk.
- To prevent financial hardship to the tenant.
- At the option of the owner.
- Other. (please describe)

d. Does government action affect the supply or affordability of housing? What has helped, or hurt?

e. What can, or does, government do to enhance the supply of housing?



3. REAL ESTATE RELATED MANDATES

Policy makers often want property owners to make improvements or retrofits (for example, resource conservation or occupant safety) to their real property, sometimes as a pre-condition to sale.

a. Is there any change that is so important that it should be required at the time a property changes ownership?

[Empty text box for answer a]

b. If a change or improvement is required, who should be responsible for making that change? (choose all that apply)

- The City.
- The County
- The State.
- Federal Government.
- Regional Government.
- Buyer.
- Seller.
- Renter.
- Property Owner.
- Real Estate Agent.
- Escrow Agent.
- Building Inspector.
- Lender.
- Fire Department.
- Utilities.
- Other. Please describe: \_\_\_\_\_

c. Who should be responsible for ensuring that the public knows about it? (choose all that apply)

- The City.
- The County
- The State.
- Federal Government.
- Regional Government.
- Buyer.
- Seller.
- Renter.
- Property Owner.
- Real Estate Agent.
- Escrow Agent.
- Building Inspector.
- Lender.
- Fire Department.
- Utilities.
- Other. Please describe: \_\_\_\_\_

d. When is an appropriate time to require retrofits to existing housing stock? (choose all that apply)

- When the property sells.
- When a building permit is required.
- During renovation.
- In connection with rebates or government financing to fund the change.
- All similar properties should be subject to the same requirements.
- Never.
- Other. Please describe:

[Empty text box for answer d]



#### 4. GOVERNMENT FINANCE / TAXES

- a. Are the current systems for raising revenue to pay for government services fair to all taxpayers? (Choose all that apply)
- Everyone is paying their fair share.
  - The wealthy should pay more.
  - Proposition 13 should be reformed to eliminate the “side-by-side” disparities that occur between old and new homeowners.
  - The mortgage interest deduction should not allow a deduction for vacation homes.
  - The mortgage interest deduction should only be provided to low- and moderate-income homeowners.
  - Other. Please describe: \_\_\_\_\_
- b. Do taxes provide sufficient revenues to fund government services? (choose all that apply)
- Government receives more than it needs – rebates should be made to taxpayers.
  - Government is spending more than is needed – programs should be cut.
  - Government receives the right amount to fund governmental services.
  - Government isn't receiving the money it needs to provide essential services – tax increases are needed.
  - Other. Please describe: \_\_\_\_\_
- c. Do taxes encourage or discourage property ownership? (choose all that apply)
- Taxes pay for schools, hospitals, etc. which improves communities, thus encouraging home ownership.
  - Taxes are too high and keep people from being able to afford a home.
  - Proposition 13 – by rewarding long-time homeowners – encourages home ownership.
  - The mortgage interest deduction encourages homeownership.
  - Other. Please describe: \_\_\_\_\_
- d. Do the current tax laws promote strong, fiscally stable communities?
- e. Does the current tax system provide for appropriate allocation and control of existing revenues? (choose all that apply)
- The two-thirds vote requirement for all tax increases provides a needed control on tax revenue.
  - Initiatives are approved by a simple majority which is an insufficient control; any tax increase should require a two-thirds vote.
  - The two-thirds vote requirement for taxes allows the minority to control spending.
  - Proposition 98 provides needed protections for education funding.
  - Other. Please describe: \_\_\_\_\_



f. How does the current tax system enhance or stifle development? (choose all that apply)

- The redevelopment system provides needed revenue for development.
- The redevelopment system allows city council to designate areas that are not blighted for redevelopment.
- The tax break provided by Proposition 13 to commercial buildings enhances opportunities for development.
- The redevelopment system doesn't work and should be eliminated.
- Other. Please describe: \_\_\_\_\_

g. What changes, if any, should be made to the current tax and revenue structure?

**5. Who's your go-to REALTOR®?**

Please tell us the name of the local REALTOR® you communicate with most frequently.

\_\_\_\_\_  
Candidate Signature

\_\_\_\_\_  
Date

*Please forward responses to:*

Laiza Negrete, VP of Political Affairs  
California Association of REALTORS®  
1121 L Street, Suite 600  
Sacramento, CA 95814  
Tel (916) 492-5200  
FAX (916) 492-5290  
E-mail: [laizan@car.org](mailto:laizan@car.org)

What are your important endorsements?

Who are the other candidates running?

What are the key issues driving the campaign?

How many votes do you need to win?

If elected, what do you hope to accomplish?

## HOUSING ISSUES

### 1) RENT CONTROL

The notion of rent control is born out of a lack of affordable housing. Most often this is a result of construction of new rental housing not keeping up with population and job growth. Advocates of rent control believe placing price controls on the rental market will address the problem. It doesn't. What rent control does is frustrate new construction of rental properties. The net effect is fewer rental properties available. The actions of rent control advocates results in hurting the constituencies they seek to help.

**What is your position on Rent Control?**

### 2) POINT OF SALE

Government agencies can use the opportunity of the sale of a residential property to implement upgrades such as water conservation measures (low flow toilets) or safety measures (carbon monoxide devices). Rather than making all property owners implement upgrades that benefit society or the common good, it is easier just to make the seller or buyer pay for these improvements. The transfer of ownership of a property is the occasion to force the upgrade. However, with only 3% of all the housing stock transferred annually it would take decades to have these improvements made to all properties.

**What is your position on point of sale mandates?**

### 3) JUST CAUSE EVICTION

Tenant rights advocates have been advocating for "Just Cause Eviction". Under A Just Cause Ordinance, the landlord would not be able to rely on the expiration date of the lease agreed to originally by tenant and landlord. The landlord could not end the tenancy, occupy the property nor sell property unless the tenant breaches the original lease agreement. Under current law, a tenant is given a 30-day notice to

cause eviction, a landlord cannot evict a tenant.

**What is your position on Just Cause Eviction?**

**4) MANDATORY INSPECTIONS**

Some local agencies now require an annual interior inspection of a rental property. There is often a fee to own a rental property to pay for the inspector. It can also be viewed as a violation of privacy.

**What is your position on mandatory government inspections of rental property?**

**5) MANDATORY INCLUSIONARY ZONING**

There is a substantial need for affordable housing in our communities. One way to accomplish this is to require developments include a percentage of the units to be built to include low-income housing. While this benefits the individuals who purchase the below-market units, this cost is borne by the individuals purchasing the market-rate units.

**What is your position on inclusionary zoning?**

**6) LAND USE**

Local agencies typically decide on the zoning, density and uses of the land in their jurisdiction. Since some communities refuse to accommodate housing for low income families, the state has become more involved with local land use decisions.

**Who should make land use decisions?**

**7) AFFORDABLE HOUSING**

Less than 30% of households can afford to buy a home in California. The state is requiring cities to build more housing, even if they are "built" out, and one way to accomplish this is with high density housing, in-fill developments, and rezoning of industrial and commercial areas to high density residential projects. While most Californians understand the need for affordable housing, some may prefer it not be built near them.

**What is your position?**

**8) EMINENT DOMAIN**

One of the tools in the government toolbox is eminent domain, whereby private property is taken, the property owner is compensated, and the property is subsequently used for public purposes. This scenario was envisioned in the 5th amendment to the Constitution.



## **Phoenix REALTORS® Candidate Review Committee 2020 Oral Interview Questions**

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1. Currently, a key concern in Phoenix is housing affordability and availability. How do you plan to address this?
2. The coronavirus pandemic has forced many businesses and families to quickly adapt to a tumultuous economic situation, with the City of Phoenix being no exception. What are the financial implications for the city? Walk us through how you would get the city's budget back on track.
3. How can the Phoenix REALTORS® association get more involved in city initiatives? How do you envision our association partnering with you?





**Phoenix REALTORS®**  
**2020 Candidate Questionnaire**



*Thank you for participating in our City of Phoenix candidate review.*

*Please type your position as specifically as possible on the following public policy issues. Attach additional sheets or position papers if you choose.*

Name of Candidate \_\_\_\_\_

Office Declared \_\_\_\_\_

Address \_\_\_\_\_

Zip \_\_\_\_\_ Phone \_\_\_\_\_ District # \_\_\_\_\_

Occupation \_\_\_\_\_ E-mail address \_\_\_\_\_

City/County/Commissions/Task Force \_\_\_\_\_

Civic Involvement \_\_\_\_\_

Campaign Name \_\_\_\_\_

Campaign Manager \_\_\_\_\_ Phone # \_\_\_\_\_

Campaign Treasurer \_\_\_\_\_ Phone # \_\_\_\_\_

Campaign Office Address \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

***Background Information***

**Have you previously pursued or held publicly elected/appointive office? (Please Specify)**

\_\_\_\_\_

**Educational Background:**

\_\_\_\_\_

**Why did you decide to enter this race?**

\_\_\_\_\_

**Please specify significant personal or organizational endorsements you have received for this race/office.**

\_\_\_\_\_

**Have you been involved in any real estate industry-related services? If yes, please identify.**

\_\_\_\_\_

## *Financial Information*

How much money has been raised for your campaign? \_\_\_\_\_ Date: \_\_\_\_\_

Current cash-on-hand \_\_\_\_\_

What do you expect to spend? Primary: \_\_\_\_\_ Runoff (if needed): \_\_\_\_\_

What fundraising methods are you using to raise the money? \_\_\_\_\_

Will you accept PAC contributions? \_\_\_\_\_

## *Organizational*

<b>1.</b>	<b>What are the demographics of your district (i.e., number of registered voters, homeowners, renters)?</b>
<b>2.</b>	<b>Are you using or do you plan to use pollsters or other campaign consultants?</b>
<b>3.</b>	<b>Did you have a previous relationship with the Phoenix REALTORS® Candidate Review Committee?</b>
<b>4.</b>	<b>Please name REALTORS® active in your campaign or supportive of your candidacy.</b>
<b>5.</b>	<b>Would you be willing to meet for 20 minutes with the REALTOR® members of our <i>Candidate Interview Committee?</i></b>

*Please state your positions as succinctly as possible on the following issues. Please type your answers. Attach additional sheets or position papers if you feel they are necessary.*

### ***General***

1. Please offer a brief description of your platform, describing the top three goals you hope to accomplish if elected to office.

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2. If elected, what are the three most important issues facing the voters of your district and please explain how they might have an impact on real estate? (Please identify at least one issue that you could influence if elected to office that may influence REALTORS® and/or their clients.)

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### ***Property Rights***

3. A strong economy depends upon preserving the right to freely own, use and transfer real property. Please describe your view on private property rights and how you will protect them if elected. Please address eminent domain, and the use thereof, in your response.

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## *Economic Vitality*

4. Please describe the approach you will take, if elected, to address the economic development needs of the community. Please address the current efforts by the city. Are they working? If so, what is working? If not, how would you address the issue?

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## *Housing Opportunities*

5. Please identify *specific* issues that have negatively affected real estate in Phoenix. What are your proposed solutions?

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6. How do you plan to approach the housing shortage, particularly affordable and workforce options, in Phoenix? What role will the REALTORS® have in these discussions?

--	--

## *Building Better Communities*

7. The Phoenix REALTORS® Candidate Review Committee represent an industry membership of over 11,000 members that serve home buyers and sellers, individuals looking to rent or lease, and commercial clients in the city. Please identify three issues that you (as an elected official) have championed, or would champion, during your term(s) that has made, or would make, it easier for citizens to buy, sell, rent or lease property in Phoenix.

--	--

## *Taxation & Fees*

8. The City of Phoenix derives a significant amount of its revenue from property taxes, permits and fees assessed on real estate holdings and developments. What is your view on raising these taxes and/or fees?

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## *REALTORS'® Role in the Community*

9. REALTORS® are the ambassadors of the community. We are the first point of contact for anyone looking to relocate to the valley. We take this role seriously and pride ourselves on being a reliable source of community-centric information. We offer our expertise in each area in which we work and live. What role, if any, do you see REALTORS® taking in the city as stakeholders, and how would our community expertise be utilized?

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*Thank You!*



## Name, Candidate, Position

On behalf of the 9,000-plus members of the Portland Metropolitan Association of Realtors® (PMAR), congratulations on seeking to serve the public through election to public office. For the members of PMAR to learn about you and your campaign, please complete the following questionnaire and return to the attention of Michele Gila, Director of Realtor® Advocacy, PMAR by email to [mgila@pmar.org](mailto:mgila@pmar.org).

Realtor® Advocacy Staff

**Michele Gila**  
Secretary/Treasurer  
Director Realtor® Advocacy  
[mgila@pmar.org](mailto:mgila@pmar.org)

**Whitney Minnich**  
Communications Strategist  
[wminnich@pmar.org](mailto:wminnich@pmar.org)

## Questionnaire

- Why are you seeking election to public office?
- If elected, what are your top three priorities?
- What are the two most detrimental issues affecting the citizens of [JURISDICTION] and how do you intend to address them?
- How do you see yourself working to create/support/change housing policies, to not only support the variety of housing needs in [jurisdiction], but to ensure that the private property rights of homeowners are maintained?
- Through your civic involvement or, if applicable, tenure as an elected official, what accomplishment are you most proud of and why?
- Describe your “future vision” for the [jurisdiction] and how you’ll work to get there.
- What is your campaign structure (manager, treasurer, consultants, campaign office, et al)?
- How do you intend to get your message to the voters?
- Please list endorsements you’ve received in this election.



503-228-6595  
150 SW Harrison St.  
Suite #200  
Portland, OR 97201



## RPAC Local Candidate Request Policy

**Purpose:** *The following is to serve as a guideline to requests for RPAC donations in local candidate races.*

1. All individuals who properly file with the Board of Elections for candidacy in a county, municipal, or township race et al. are eligible to receive a “Local Candidate Questionnaire.” REALTOR® Political Action Committee (RPAC) contributions cannot be approved until the petition challenge period has expired and there are no outstanding challenges. This rule does not apply to candidates who are seeking reelection and have previously received RPAC contributions.
2. Questions on the questionnaire are determined by the Government Affairs Director (GAD). Answers are not graded; however, responses are weighed against positions of the Rockford Area REALTORS®, the Illinois REALTORS®, and the National Association of REALTORS®.
3. Candidates soliciting funds will receive a copy of this policy and must complete the questionnaire prior to approval of any RPAC campaign donation. A completed questionnaire does not imply or guarantee a donation. All completed questionnaires will be kept on file and maintained by the GAD. Updated questionnaires and additional questions may be solicited by the GAD at any time to candidates who have previously responded to past questionnaires. Furthermore, it is recommended the questionnaire be completed at least 45 days before your primary/general Election Day.
4. The answers to the questionnaire and a short candidate resume will be made available to the Government Affairs Committee (GAC), RPAC Committee, Board of Directors, and any member of the association who requests the information. It will also be available upon request to the RPAC trustees.
5. Any member of Association, the GAC, or Board of Directors (BODs) who is soliciting a RPAC contribution, is related to a candidate, or is running against a candidate who is soliciting a contribution shall remove themselves from discussions of the request and abstain from voting.
6. All members, BODs, and staff involved in deliberation of the candidate(s) shall keep the details strictly confidential. Also, no status updates shall be given to the candidate(s) or outside parties until a decision is finalized.
7. All RPAC donation requests along with pertinent information (voting record, key initiatives, public statements, media reports, etc.) will be made available to GAC members via e-mail or committee packet. Options could include one or more of the following:
  - Contribute.
  - Request denied.
  - No action taken.
  - Support with “Opportunity Race”.
  - Sponsorship of event.
  - Ticket(s) purchase of event.
  - Candidate requires further discussion.

- Candidate should be interviewed.
  - Opponent(s) should be sent questionnaire and/or interviewed.
8. The GAC shall give their recommendation in one of two ways:
    1. Vote at the monthly meeting.
    2. If the fundraising event or election is to occur prior to the next scheduled GAC meeting, then an e-mail ballot will be sent to GAC members. Responses will be required with a minimum 24-hour time frame. The GAD will determine if there is a consensus and either forward the request to the Board of Directors or return it to GAC for further discussion.
  9. RPAC Bylaws prohibit contributions to more than one candidate seeking the same elected office. If there are multiple positions opened, the maximum number of candidates that may be supported is limited to the number of ballot choices. For example, if 4 positions are up for at-large trustee position and 9 candidates are running, the maximum number of candidates RPAC can support is 4.
  10. Once a course of action is recommended by the GAC, the Board of Directors shall approve the recommendation in one of two ways:
    1. Vote at the monthly meeting.
    2. Electronic means. Requires 100% participation from Directors via e-mail or fax.
  11. Once a donation request is approved by the Board of Directors, the Government Affairs Director will submit an RPAC request to the Illinois REALTORS® for RPAC Trustee consideration. Any candidate approved or denied for RPAC funds will be notified by the GAD.
  12. Where possible, donations to campaigns shall be tied to political events where REALTORS® may attend.
  13. The GAD will determine whether upcoming events sponsored by local political parties, either Democratic and Republican, are worthy of contribution, sponsorship, and/or participation. The GAD also can directly submit RPAC requests to the State RPAC trustees for all previously approved RPAC Candidates.



# Spokane Association of REALTORS®

## Proposed candidate questions

How do you rate Spokane's current Housing situation?

- 1-Critical
- 2-Urgent
- 3-Satisfactory
- 4-Well supplied

What role do you believe the City of Spokane can play to improve or modify our housing opportunities?

Of the following policy concepts, rate on a scale of 1-5 your support for each in addressing housing:

- Just Cause Eviction
- Mandatory rental housing inspections
- Require a percentage of mandatory affordable/subsidized units for new developments
- Increase the amount of land zoned for higher density housing
- Allow the development of smaller lots and smaller sized homes
- Include the development of townhomes, cottage homes, duplexes, and triplexes within any single family residential zone
- Allow more accessory dwelling units
- Expand the urban growth boundary
- Allow homeless shelters to be added to any housing zone
- Increase the use of light retail to traditional single family zones
- Allow homeless shelters to be added into any zone

How would you rate the current city council's role in addressing housing?

- 1-Very Good
- 2-Good
- 3-Mediocre
- 4-Poor

Do you support local prohibitions on the use of natural gas in an effort to reduce greenhouse gas emissions?

Which plays a more important role in housing affordability? Increasing supply to address demand at all levels of the market or increasing subsidies for individual renters?

If you are elected, during your term the region will have an opportunity to discuss the current urban growth boundary (UGA) as established by the state. Do you believe the boundary needs to expand, or do we need to do a better job adding homes (infill) to our existing footprint?

Would you support the City of Spokane actively litigating over this boundary?

How should city government prioritize the use of the new sales tax housing funds approved last year? (Rank order)

- Constructing new subsidized rental housing
- Cultivating programs that support first time home owners
- Assist with existing home repairs and upgrades
- Assisting current renters with rental assistance
- Assisting current home owners with mortgage assistance
- Creating broad incentives for housing development by private developers

Homelessness is a growing problem in Spokane. What immediate things would you do to address the situation?

The city has seen an increase in homelessness – including an increase in camping activity, particularly those near and around shelter sites. Do you believe there should be stricter enforcement to alleviate this problem?

Do you believe there should be any rules around the siting of shelters within residentially zoned areas of our community?

There stands a wide racial gap of home ownership in the City of Spokane. How would you address this?

Where does your campaign stand?

- Money Raised
- Strategy
- Endorsements



**LOCAL CANDIDATE Questionnaire**  
**St. Charles REALTORS® Association**

Name: \_\_\_\_\_ Election Date: \_\_\_\_\_  
Elected Position Sought: \_\_\_\_\_ Filing Deadline: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
Campaign Committee & Address: \_\_\_\_\_  
Candidate is seeking:  Endorsement  Campaign Contribution  Both

**Feel free to attach additional information!**

**1. Tell us what you want us to know about you:**

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**2. Tell us about your campaign:**

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**3. Tell us why the REALTORS® should support you:**

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**4. Tell us why you are running for this office:**

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**5. Tell us which REALTORS® and/or elected officials support you in this campaign:**

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Are you currently an elected official? Y/N

If yes, what is your position? \_\_\_\_\_

Other memberships and activities: \_\_\_\_\_

\_\_\_\_\_

Any relevant real estate experience or acquaintances: \_\_\_\_\_

\_\_\_\_\_

Are there any members of the St. Charles REALTORS® involved in your campaign? Y/N

\_\_\_\_\_

Do you have or anticipate opposition in your race? Y/N

\_\_\_\_\_

May we share your responses with the membership of St. Charles REALTORS®? Y/N

\_\_\_\_\_ Do you support or oppose municipal inspections and occupancy permits for existing single-family, owner-occupied homes in your city? Why or why not?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Is your position the same for residential rental housing in your city?

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\_\_\_\_\_ Do you support or oppose the implementation of a sales tax on services (ex: medical services, commissions, vet services, car repairs by mechanics) in Missouri?

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\_\_\_\_\_ Do you support or oppose the implementation of sign ordinances in your city on the use of For Sale signs and directional signs in residential neighborhoods?

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\_\_\_\_\_ Do you support or oppose allowing changes in lot sizes and other municipal regulations to facilitate the construction and availability of workforce housing in your city?

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\_\_\_\_\_ What is your position on the use of tax increment financing and other assistance to facilitate new development or re-development in your city?

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\_\_\_\_\_ If elected, what steps would you support to promote homeownership in your city?

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\_\_\_\_\_ Do you support levying Impact Fees and/or Excise taxes on development?

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\_\_\_\_\_ As communities deal with reduced revenues and discussion of increasing taxes arises, what if any tax increase would you support?

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\_\_\_\_\_ Why should the St. Charles REALTOR® Party support your candidacy?

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