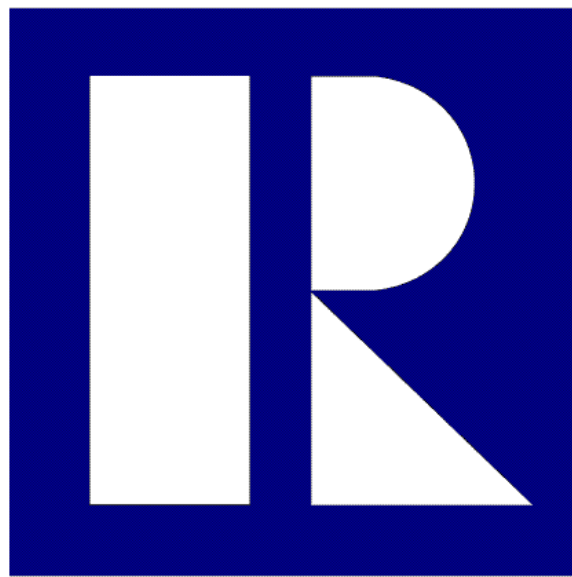


Arkansas REALTORS® Association

The Voice for Real Estate in Arkansas



REALTOR®

2021-2022 Statement of Public Policy

ARKANSAS REALTORS® ASSOCIATION
11224 Executive Center Drive
LITTLE ROCK, AR 72211

Bob Dodson, 2021 President
870-715-9987, bdodson1975@gmail.com, Harrison

Sandra Kelley, 2022 President
870-240-5073, sandra@paragouldhomesource.com, Paragould

Bob Walker, 2021 Legislative Chair
501-680-3381, bwalker@cbrpm.com, Jacksonville

Wes Freeman, 2021 Legislative Vice-Chair
479-968-6260, wes@rivervalleyrealty.com, Russellville

Jonathan Moore, 2021-2022 ARPAC Chair
479-621-7782, jmoore@lindsey.com, Rogers

Velda Lueders, 2021-22 ARPAC Vice-Chair
501-730-2857, velda@veldalueders.com, Conway

2021-2022 Statement of Policy Task Force

Wally Loveless	501-960-8014, wallyloveless@gmail.com
Carolyn Cobb	501-258-6909, ccobb@cbrpm.com
Michael E. Ford	901-409-0342, mikeford@coldwellbanker.com
Daniel Gray	501-960-3181, DanielGray@remax.net
Bill Olson	870-613-7733, billolson@thepropertyshoppeonline.com
Jeff Pratt	870-715-7802, jeff@jerryjacksonrealty.com
Debbie Rawls	870-476-4000, debbierawls@paragould.net
Ronald B. Stinchcomb	479-530-9025, Ron@homes4saleNWA.com

Lobbyists

Ted Mullenix	501-844-7000, tedmullenix@arkansas.net , Hot Springs
Julie Mullenix	501-844-7071, juliemullenix@arkansas.net , Hot Springs
Austin Grinder	501-844-7795, austingrinder@arkansas.net , Hot Springs

Government Affairs Director

Amy Hair	501-225-2020, ahair@arkansasrealtors.com , Little Rock
-----------------	--

CONTENTS

Preface	4
Property Ownership.....	5
General	5
Economic Issues.	6
Water Quality.....	6
Energy Policy.....	6
Government Appointments.....	7
Independent Contractors	7
Landlord Tenant Law.....	7
REALTOR® Party	7
Real Estate Licensing and Regulations	8
Real Estate Recovery Fund	8
Taxes	8
Conclusion	8
Mission Statement.....	9

ARKANSAS REALTORS® ASSOCIATION

2021-2022 STATEMENT OF PUBLIC POLICY

The Arkansas REALTORS® Association, its 28 local REALTOR® Boards, Associations and Councils, comprised of over 9,700 members, and the National Association of REALTORS®, comprised of more than 1.4 Million members, represent the vast majority of professionals active in all phases of the Real Estate Industry. As REALTORS® we are pledged to abide by the high standards of integrity and moral conduct required by our Code of Ethics. We are dedicated to the protection and the preservation of the free enterprise system and the right of the individual to own real property as guaranteed by the Constitution of the United States of America. To that end, we offer the benefits of our knowledge of real estate, our experience, and our technical facilities to the public in general and government in particular.

Arkansas REALTORS® Association is the sole voice representing homeownership and private property ownership in the state.

PROPERTY OWNERSHIP

Private ownership of real property is the foundation of our nation's free enterprise system. REALTORS® dedicate themselves to the achievement of that right by every citizen. An unrestricted and continuing opportunity for every citizen to own real property must be a recognized goal.

Members of the Arkansas REALTORS® Association contribute significantly to the state's economy. According to the National Association of REALTORS® there is a total economic impact of \$57,380 every time a typical home is sold in Arkansas.

Members of the Arkansas REALTORS® Association play an important role building strong communities through volunteer work, activism and public service.

The Arkansas REALTORS® Association, through its members, will continue to assist the public in achieving the goal to accumulate wealth and provide a hedge against inflation thereby creating a desire to transfer real property. The Arkansas REALTORS® Association opposes the taking of private property and/or the restriction of use for the purpose of public or private use, without adequate compensation determined by fair market value.

GENERAL

As REALTORS® we believe:

- In the right of the individual to own real property and to exercise and enjoy the benefits of ownership;
- In the right of Americans to own property free of unreasonable controls of any kind;
- Real Estate contributes significantly to the overall well being of our economic system;
- A healthy housing market can be accomplished in an economic environment that fosters an ample supply of affordable 30-year fixed-rate financing;
- The Arkansas Development Finance Authority is an important tool to promote economic development in Arkansas by providing financing for affordable housing through Down Payment Assistance Programs;
- Home ownership serves as a cornerstone of our country and economy;
- Residential and commercial investment real estate markets can best be served by private investors willing to take the long-term capital risk;
- In the free enterprise system without undue intervention by government;
- In both a balanced State and Federal budget;
- In balancing environmental conservation with economic survival;
- In the right to be actively involved in political activities through our Political Action Committee;
- In equal opportunity for all.

ECONOMIC ISSUES

As REALTORS® we:

- Support Mortgage Interest Deduction on state and federal levels for both first and second homes;
- Support the Standard Deduction of Property Taxes from an individual's federal income tax bill.
- Urge the General Assembly to support current laws providing for tax assessment of all real property and all forms of shelter on an equitable basis, based on current fair market value;
- We urge the Arkansas Economic Development Commission to aggressively promote business and industrial development in Arkansas;
- We believe that Arkansas must build and maintain a competitive position with other states so that economic development grows in all parts of the state;
- Support giving the Arkansas Economic Development Commission all the tools necessary to attain a competitive level of business and industrial development within the region;
- We believe a vibrant education system is foundational to provide a workforce able to support industry and economic growth.

WATER QUALITY

The Arkansas REALTORS® Association:

- Recognizes that clean water is critical for the health and economic development of communities across the state;
- Believes that limitations on property usage in the Arkansas watersheds affect economic viability of the communities and schools they serve through the loss of ad valorem and sales tax revenue;
- Is committed to seeking sound scientific and sensible solutions to protect our state's water quality and is actively involved in federal, state and local studies intended to identify these solutions;
- Believes that the cost of maintaining water quality should be equally borne by all those who benefit.

ENERGY POLICY

As REALTORS® we:

- Are committed to the support of the free enterprise system as the most appropriate means of promoting energy conservation and production, which are essential to our national security and economic prosperity;

- Support efforts to limit governmental and agency overregulation of the discovery, production, transportation and sale of energy resources;
- Support the federal and state government’s role in contingency planning for emergency energy disruptions;
- Support private enterprise to develop all energy resources, whether natural gas, oil, solar, clean coal, nuclear, or other alternative energy solutions;
- Support the concept of positive incentives such as tax credits for conservation activities including energy efficient design and technology innovation by the commercial and residential building industry.

GOVERNMENT APPOINTMENTS

The Arkansas REALTORS® Association encourages state, county and municipal governing bodies to receive and consider input from local area REALTORS® when making appointments to boards or commissions that affect the real estate profession.

INDEPENDENT CONTRACTORS

The Arkansas REALTORS® Association strongly opposes any efforts to change laws regarding independent contractor status that would be to the detriment of the members of the Arkansas REALTORS® Association. We also oppose bringing State laws into conflict with Federal Legislation such as the areas of Worker’s Compensation, Unemployment Insurance and Social Security.

LANDLORD TENANT LAW

REALTORS® support balancing the rights of landlords with the rights of tenants to provide a standard of quality for rental housing in Arkansas.

REALTOR® PARTY

As REALTORS®, we believe in:

- Our Arkansas REALTORS® Association Statement of Policy;
- The Arkansas REALTORS® Political Action Committee;
- Providing a continuing political education program for all members;
- Monitoring legislation under consideration by elected and appointed officials;
- Informing all members of issues affecting the real estate industry and encouraging them to participate in protecting private property rights through contact with elected officials;
- Supporting candidates who are dedicated to the free enterprise system and the support of private property rights, and who will promote the basic philosophy of our Association;
- Working with Arkansas REALTORS® Political Action Committee Trustees by informing them of candidates, *regardless of party affiliation*, deserving REALTOR® support;
- The right to mobilize our members to react to the threats of private property rights;
- Encouraging our members to seek elected or appointed office.

REAL ESTATE LICENSING AND REGULATIONS

We support the efforts of the Arkansas Real Estate Commission to vigorously enforce the real estate license law and to offer consumer protection. We believe that all individuals selling real estate to the public should hold a real estate license. We recognize the necessity of continued regulation and education of Real Estate Brokers and Salespersons to maintain an acceptable level of competence for persons who now, or may in the future, become actively engaged in the real estate business.

REAL ESTATE RECOVERY FUND

The Arkansas REALTORS® Association strongly supports the maintenance and administration of the Recovery Fund by the Arkansas Real Estate Commission as a means to provide consumer protection. The assets of the fund may be invested and reinvested as the Commission may determine with the advice of the State Board of Finance.

Any amounts in the fund including accumulated interest, may be used by the Commission for the following purposes:

- To fund educational seminars, projects, publications and other forms of educational projects for all licensees;
- Fund real estate courses at various state institutions of higher learning for the purpose of making such courses available to licensees and the general public;
- To fund research projects in the field of real estate;
- To fund any and all other educational and research projects of a similar nature having to do with the advancement of the real estate field in Arkansas;
- To compensate the public for wrong-doing on behalf of licensed real estate professionals.

TAXES

As REALTORS® we:

- ***Oppose impact fees*** and laws that place an undue burden on the development of housing and other real property;
- ***Oppose a sales tax on services;***
- Oppose replacing the real property tax through an increase in the State sales tax;
- Oppose any effort to increase of the current ***Transfer Tax*** of \$3.30 per \$1,000.00 of sales price.

CONCLUSION

This statement of Policy has been approved by the Legislative Committee and the Board of Directors and is the Policy of the Arkansas REALTORS® Association.

Inquiries about the 2021-2022 Statement of Public Policy should be addressed to the Arkansas REALTORS® Association, 11224 Executive Center Drive, Little Rock, Arkansas 72211, Telephone 501- 225-2020

Arkansas REALTORS® Association

MISSION STATEMENT



As the voice for real estate, the Arkansas REALTORS® Association serves its members by promoting professionalism through education, communications, technology, legal information and services, by advocating the use and transfer of real property, and by positioning the REALTOR® as the primary source for real estate services.

