

Government Affairs Update

North Carolina Association of REALTORS®, Inc.



North Carolina State Capitol
Grounds

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North Carolina News:

Transfer Tax Repeal Bill Becomes Law

Late Thursday, Gov. Beverly Perdue signed House Bill 92 (Repeal Land Transfer Tax), **sponsored by Reps. Julia Howard (R-Davie), Edgar Starnes (R-Caldwell), Bill Brawley (R-Mecklenburg) and Jonathan Jordan (R-Ashe)**, <http://www.ncga.state.nc.us/Sessions/2011/Bills/House/PDF/H92v1.pdf>, into law, which officially takes the option off the table. The bill had received final approval from the NC Senate last week, and NC REALTORS® staff was waiting anxiously to determine if the governor would sign the bill or let it become law after 10 days without her signature.

Legislators Focus on Budget and the State Health Plan Bill

Lawmakers were focused this week on finishing the state budget for distribution to subcommittees and may have first versions ready as early as next week. This will begin intense discussions and debates among both chambers of the legislature and the governor's office as everyone puts their ideas on the table with regard to funding important programs and services, while simultaneously closing the state's large budget gap.

Another bill which both bodies focused on most of this week was **Senate Bill 265 (State Health Plan/Appropriations and Transfer)**, introduced by **Senators Tom Apodaca (R-Henderson), Peter Brunstetter (R-Forsyth) and Fletcher Hartsell (R-Cabarrus)**

<http://www.ncga.state.nc.us/Sessions/2011/Bills/Senate/PDF/S265v5.pdf>. It received final approval from both chambers of the legislature this week. The bill, which moved quickly but was debated extensively, is aimed at closing a projected \$516 million shortfall in the North Carolina state employee health insurance plan through the middle of 2013. For the first time, current state employees and teachers will have to pay a monthly premium that would range from \$11 to \$22 per month, starting July 1, depending on the level of coverage. People who have retired from state government will pay a similar premium if they receive the higher tier of health coverage.

Redistricting Begins

Legislators met for the first time this week and received an overview of what's going to occur over the next few months as they start mapping out 13 Congressional districts, 50 NC Senate districts and 120 NC House districts. Committee Chair Sen. Bob Rucho (R-Mecklenburg) said the committee's goal is to finish a first version in June and get "preclearance" from the U.S. Justice Department before moving forward. There will be numerous public hearings held across the state. Click on the links below for a schedule of the public hearings as well as a summary of the redistricting process.

<http://www.ncchamber.net/docs/pdfs/PublicHearingSchedule.pdf>

<http://www.ncchamber.net/docs/pdfs/LegSummaryDoc.pdf>

NC REALTOR® Becomes Advisor to House Speaker

Asheville REALTOR® Bruce Goforth will join the staff of Speaker of the House Thom Tillis, beginning today. Goforth previously served in the NC House for four terms and was a Democratic majority whip.

National News:

Take Action to Preserve MID

It's vital that REALTORS® respond to NAR's recent Call for Action to direct Congress to Preserve, Protect and Defend the MID. No economic recovery is possible without a vibrant housing market. Please click on the link below and take action today.

https://realtorparty.realtoractioncenter.com/site/Advocacy?cmd=display&page=UserAction&id=1372&utm_source=org&utm_medium=banner&utm_content=rac&utm_campaign=mid2011

NAR Urges Reasonable QRM Down Payments

On March 16, NAR joined with the Center for Responsible Lending, the Consumer Federation of America, and the National Association of Home Builders in a letter urging eight federal agencies to propose reasonable down payments as part of an upcoming rulemaking under the Dodd-Frank Wall Street Reform and Consumer Protection Act. The agencies are developing a proposed rule implementing section 941 of the Dodd-Frank Act that requires lenders that securitize mortgage loans to retain 5% of the credit risk unless the mortgage is a qualified residential mortgage (QRM) or is otherwise exempt (for example, FHA mortgages are also exempt). The letter urges federal regulators not to impose a high downpayment requirement that thwarts the will of Congress, impedes the economic recovery, or unnecessarily burdens American homebuyers.

[Joint QRM Letter \(March 16, 2011\)](#)