



# 2019 NC REALTORS® LEGISLATIVE DAY TALKING POINTS



## PRIVATE ROAD MAINTENANCE AGREEMENTS

Throughout North Carolina, many homeowners do not know who is responsible for maintaining and repairing roads in their neighborhood. There is no comprehensive record of our road's maintenance responsibility until it is accepted by a local government or the North Carolina Department of Transportation. This situation has left an unknown number of roads in extremely poor condition, homeowners not understanding they must maintain them, and has delayed adoption of the roads by a governmental authority.

### THE ASK

#### BOTH HOUSE AND SENATE MEMBERS:

- Support legislation which would do the following:
  - Develops a statewide database which clearly lists the road's classification and corresponding maintenance responsibility.
  - Improves the requirements for developers to ensure that roads can be brought to NCDOT standards for future maintenance and accelerate acceptance by a government entity.

\*\*Legislation is forthcoming in both chambers.



## HEALTH INSURANCE FOR INDEPENDENT CONTRACTORS

As independent contractors, REALTORS® cannot enjoy the group rates offered to traditional employees, multiplying the impact of rising insurance costs. REALTORS® across the state are currently forgoing needed coverage because of extreme deductibles and other coverage limitations. Federal regulations now allow policies to cover independent contractors who are members of trade associations, but state law still prohibits them.

### THE ASK

#### HOUSE MEMBERS:

Ask your Representative to support Senate Bill 86 and a future House version filed by Representative Kyle Hall.

#### SENATE MEMBERS:

Thank your Senators who voted for Senate Bill 86 "Small Business Health Care Act", sponsored by Senators Dan Bishop, Joyce Kraweic, and Chuck Edwards. Encourage them to communicate their support to their House colleagues.



## HISTORIC PRESERVATION TAX CREDITS

2020 is a pivotal year for the state Historic Preservation Tax Credits because the credits will expire without action. These credits provide critical financial assistance for projects restoring historically significant properties. These projects revitalize downtowns and provide economic development in communities across the state.

### NC REALTORS® POSITION

Preserve and increase the ability of historic preservation projects by removing the credit's sunset and restoring the allowance for credits to be used for residential projects.

### THE ASK

#### HOUSE MEMBERS:

Ask them to support House Bill 399 "Disaster Area Building Rehab Tax Credit Bonus", filed by Representatives Stephen Ross, John Bell, Harry Warren, and Jay Adams.

#### SENATE MEMBERS:

Ask them to support House Bill 399 "Disaster Area Building Rehab Tax Credit Bonus", filed by Representatives Stephen Ross, John Bell, Harry Warren, and Jay Adams, as well as any Senate companion legislation.

## WHO WE ARE

NC REALTORS® is the leading real estate trade association in North Carolina, representing more than 45,000 members and 47 local associations covering the state's 100 counties. NC REALTORS® serves to promote the success of its members and enhance North Carolina's quality of life by promoting housing affordability and protecting private property rights. Founded in 1921, NC REALTORS® is headquartered in Greensboro, with its Government Affairs team based in its Raleigh office. Please visit [ncrealtors.org](https://www.ncrealtors.org) for more information.

## CONTACT US

**Cady Thomas**  
Chief Lobbyist  
919.573.0996  
[cthomas@ncrealtors.org](mailto:cthomas@ncrealtors.org)

**Seth Palmer**  
External Communications & Regulatory Affairs Director  
919.573.0992  
[spalmer@ncrealtors.org](mailto:spalmer@ncrealtors.org)