



2021 NC REALTORS® LEGISLATIVE AGENDA

WHO WE ARE

NC REALTORS® is the leading real estate trade association in North Carolina, representing more than 50,000 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 for more information.

CONTACT US

CADY THOMAS

Chief Lobbyist

919.573.0996

cthomas@ncrealtors.org

PAM MELTON

Director of Political & External Communications

919.995.9357

pmelton@ncrealtors.org

ECONOMIC DEVELOPMENT AND GLOBAL ENGAGEMENT

Economic development is necessary to a thriving real estate industry. As the voice of real estate in North Carolina, NC REALTORS® promotes North Carolina both domestically and internationally to garner more investment and bring jobs to the state. REALTORS® know their communities better than anyone and know how to be the best advocates for their regions.

NC REALTORS® POSITION

Support the funding and activities of the Economic Development Partnership of North Carolina (EDPNC). Encourage incentive programs necessary to attract businesses to North Carolina and support programs designed to spread economic development to all areas of the state, especially rural and low-wealth areas. NC REALTORS® will work to ensure North Carolina continues to be competitive and welcoming to foreign nationals who choose to live here and companies that choose to relocate.

ENVIRONMENT

NC REALTORS® is committed to preserving the environmental integrity of our natural resources while protecting and maintaining the private property rights of our citizens. NC REALTORS® will advocate for safeguarding our environment and natural resources while ensuring these efforts are reasonable, economically feasible and fair to property owners and the community at large.

NC REALTORS® POSITION

Support an annual state appropriation for the Coastal Storm Damage Mitigation Fund. Explore ways to promote flood Risk Management and Mitigation.

HOUSING AFFORDABILITY AND AVAILABILITY

Housing is a fundamental need for all people. Unfortunately, there continues to be many challenges and barriers to ensuring housing is affordable and available for all. NC REALTORS® is committed to protecting the rights of homeowners and encouraging responsible growth.

NC REALTORS® POSITION

Explore ways to support and enforce Fair Housing laws. Address the challenges of housing supply by advocating for the removal of exclusionary zoning and other regulatory barriers in order to maintain housing affordability and availability. Ensure development fees and approval processes are reasonable. Address municipal actions regulating property rental and management, including but not limited to Short Term Rental regulation.

INSURANCE

A healthy, affordable insurance market is critical to homeowners and business to protect their investments and livelihoods. North Carolina has special challenges for insurance coverage given our history of natural disasters and an arcane and archaic rate setting system.

NC REALTORS® POSITION

Oppose unreasonable and unaffordable increases in property insurance rates. Continue efforts related to Homeowners Insurance Reform.

TAXES, FEES, AND BUDGET

NC REALTORS® strongly support efforts by local and state government officials to reduce the tax burden of the citizens of North Carolina. We believe in sound fiscal management in the form of expenditure controls coupled with selective tax reform. We believe that one segment of industry, business, or property owners, should not be saddled with additional tax burdens. We continue to work with state and local officials on alternatives to property tax increases or real estate related taxes.

NC REALTORS® POSITION

Continue work to prohibit the imposition of municipal impact fees on property owners. Remove the cap on the mortgage interest and property tax deductions. Prevent Tax on Real Estate Services. Support funding for the Workforce Housing Loan Program (WFHLP) and Housing Trust Fund. Support modification of the sales tax (LOST) formula to allow for funding of orphan roads by local governments.

INFRASTRUCTURE

All communities need sound infrastructure to survive. Growing communities need expanding infrastructure to thrive. Unfortunately, many communities lack necessary infrastructure, especially in rural North Carolina. Many more communities are faced with deteriorating infrastructure without adequate resources to address the problems. Infrastructure needs include transportation, broadband connectivity, access to water and sewer/septic.

NC REALTORS® POSITION

Support additional legislation addressing issues with and the continual creation of orphan roads to prevent future problems, including additional allowances for streets to be accepted into the state maintenance system. Address the needs of communities related to the development of broadband infrastructure. Examine future infrastructure needs and support additional funding structures focused on asset protection and improvement.

REAL ESTATE INDUSTRY

Real estate is one of the largest industries in North Carolina. It is ingrained in every community. It is involved in every part of the economy. It directly and indirectly employs hundreds of thousands of North Carolinians. The radiating economic impact of home sales generates hundreds of millions of dollars of sales. The tax revenues from those sales, leases, the real property itself and income taxes from employees benefiting from real estate supports the majority of local government operations and contributes significantly to state budgets. Promoting and protecting a healthy real estate market and industry should be a primary objective for policy makers at all levels of government.

NC REALTORS® POSITION

Ensure real estate is always designated as an essential service in state and local emergency orders. Ensure real estate legal and closing activities can continue during emergencies. Encourage a permanent Remote Online Notary (RON) process. Explore a permanent solution for preventing barriers caused by the Good Funds Settlement Act during times when the Registers of Deeds offices are shutdown. Provide financial support to move all Registers of Deeds online (e-recording), and for updating Court system technology and connectivity.

HOUSING UNCERTAINTY

Measures imposed to contain and control the spread of the coronavirus have caused an economic downturn in North Carolina. Thousands of North Carolinians are now facing significant hardships due to loss of business, furloughs, and unemployment. As a result, people need additional assistance remaining in their homes during times where they are being advised to do so. Landlords and homeowners are facing economic hardship and potential foreclosure. Residents will be facing eviction when moratoriums eventually end.

NC REALTORS® POSITION

Utilize the resources provided to the state through federal programs to ensure that rental payments, mortgage payments and other housing related expenses impacted by COVID are paid. Ensure the funding does not include prohibitions restricting landlord rights such as the right to evict.