



Advocacy Meeting
2025 Fall Business Conference
September 24, 2025 | 2:00-3:00pm
Sheraton Westport CHALET
<https://us02web.zoom.us/j/87624057515>

Chair: Marc Levinson

Vice Chair: Matt Becker

Staff Liaison: Erin Hervey

Welcome and Opening Remarks

- Introduce Chair, Vice Chair, and Staff Liaison
- Purpose: The Advocacy Mission Committee is responsible for furthering the State Association's mission of uniting its members to advocate for real property rights in Missouri.
- *We seek to cultivate a culture of belonging where everyone can participate to the full extent of their talents and abilities for their personal success and for the success of Missouri REALTORS®*
- Stay Connected with our Community on The Landing
- 100% RPAC Challenge
- Introduction 2026 Chair and Vice Chair

Discussion Topics

- Jason Zamkus, Legislative Update
- Benjamin Singer, [Respect Voters Coalition](#)
- Missourians For Fair Governance and Fair Taxation (MFG and MFT) Update
- Issues Mobilization Request, St. Louis REALTORS®
- [Safer + Simpler Missouri](#), Maureen McDonnell, Esq., Vice President, Advocacy, AGC of Missouri
- Output Group Updates
 - Economic Development, Jennifer Langston Justus
 - Commercial, Justin Farrell
 - Advocacy Investment, Mark Stallmann
 - Advocacy Action, Michelle Walker
- Other
- Adjourn

Mission: Missouri REALTORS® advocate for real property rights, lead in professional excellence and engage all members.

Values: *Professionalism* — We value the combination of integrity and expertise. *Advocacy* — We are stewards of the profession, including but not limited to, legislative efforts.
Inclusive Collaboration — We work with diverse communities internally and externally for the betterment of the profession.

Anti-Trust Policy: All persons affiliated with the real estate industry need to be mindful of the constraints of the anti-trust laws. There shall be no discussions of agreements or concerted actions that may restrain competition. This prohibition includes the exchange of information concerning individual REALTOR® commissions, market practice or any other competitive aspect of an individual REALTORS® operation. Each Missouri REALTORS® Executive Committee member, Board of Director's member or meeting participant is obligated to speak up immediately for the purpose of preventing any discussion falling outside the bounds indicated.

MEMORANDUM

To: Missouri REALTORS®
From: Respect Missouri Voters Coalition
Date: September 12, 2025
Subject: Protecting REALTORS® past and future policy wins

Missouri REALTORS® have been leading advocates of protecting Missourians' century-old freedom of the initiative process. This is not surprising; the REALTORS® used initiatives successfully in 2010 and 2016 to protect its members and customers. In a volatile climate, they may need it again.

This month, the legislature passed a measure to make it nearly impossible for groups like the REALTORS® to pass future initiatives. Earlier they worked to reverse two initiatives that already passed.

These severe tactics, coupled with ever-changing tax policies, open the door to:

1. **Threats to the REALTORS'® past initiatives** banning taxes on your industry
2. **Threats to your ability to rely on the process** for REALTOR® priorities.

The Respect MO Voters Amendment would protect the REALTORS'® wins and ability to use initiative and referendum petitions. The campaign has 1,000 Missourians actively gathering signatures across the state.

PREVENT TAXES ON THE REAL ESTATE INDUSTRY

In 2025 the Missouri legislature introduced over 30 bills and amendments that would lower state revenue. Constant revenue-cutting efforts increase pressure to raise other taxes; for example, hungry for revenue, legislators increased the gas tax in 2021.

Some REALTORS® fear that the emerging revenue scarcity will tempt governments to increase real estate or sales taxes affecting our industry.

Together, we can prevent the legislature from overturning the REALTORS'® past and future policy priorities.

The Respect MO Voters Amendment would protect these REALTORS® initiatives, in addition to all current and future initiatives beginning in 2010.

- **2010's ban on real estate transfer taxes**, ensuring a lower cost for Missourians to achieve the American dream. The REALTORS® led the campaign.
- **2016's ban on new sales tax on services, including REALTOR® commissions.** The REALTORS® led the campaign.

As Republican political consultant David Barklage says, “Republicans and reformers for the entire history of state government have used the citizens' petition to get things done.” The Respect MO Voters Amendment would ban future attacks on the process.

“Similar attacks on the people’s freedom have occurred in the past. They usually arise after an issue gets on the ballot and passes... Neither party was or is correct in attacking the power the people have reserved to themselves to exercise a check against the General Assembly.”

- Former Speaker Pro Tem Carl Bearden (R-St. Charles), 2021

PROTECT OUR POWER TO ADVOCATE FOR THE AMERICAN DREAM

The Respect Missouri Voters Amendment would protect and strengthen the REALTORS’® direct power to take its issues directly to voters.

With your help, the Respect Missouri Voters Amendment will do the following:

- 1. Protect initiatives passed by the REALTORS® in 2010 and 2016.**
- 2. Allow the REALTORS® to confidently use initiatives in the future,** without fearing partisan overrides or biased ballot language.
- 3. Allow REALTORS® to go on offense during legislative session** instead of playing defense on the initiative and referendum process. It can strengthen your hand in negotiations.

The Respect Missouri Voters Amendment will protect our constitutional freedom of the initiative, require ballot language to be clear and unbiased, and prevent partisan attacks on measures that the people have voted into law.

We hope to earn your endorsement.

ATTACHMENTS

(1) Policy overview and (2) legal text filed with the Secretary of State.

CONTACT US

Policy and campaign questions: contact Benjamin Singer, licensed REALTOR® and campaign director, at benjamin@respectmovoters.org or (314) 239-1308.

Get involved: Sign up or support at <https://respectmovoters.org>.



PROTECT MISSOURI'S CENTURY-OLD INITIATIVE FREEDOM FROM PARTISAN POLITICS

2026 Initiative Overview

"It is through the initiative process that those who have no influence with elective representatives may take their cause directly to the people."

—Gov. John Ashcroft, on his veto of the legislature's attacks on the initiative process, 1992

The legislature is trying to make it nearly impossible for Missouri citizens and organizations like the REALTORS® to use the initiative petition process—and to have your wins respected. **But it doesn't have to be this way.** The Respect Missouri Voters Amendment will protect our constitutional freedom, require ballot language to be clear and unbiased, and prevent partisan attacks on initiatives that the people have voted into law. **This will protect initiatives passed by the REALTORS® in 2010 and 2016, as well as what REALTORS® may choose to accomplish by initiative or referendum in the future.**

Together, we will:

- **Require ballot summaries to be clear, unbiased, fair, accurate, and easy to understand.**
 - Citizens may challenge misleading ballot summaries in court to comply with these criteria. If the ballot summary changes, citizens' prior signatures remain valid.
- **Protect our constitutional freedom of the citizen initiative and referendum process.**
 - Prohibits any legislative changes making it more difficult to gather signatures or pass initiatives at the ballot box.
- **Protect initiatives passed by voters:** Requires a bipartisan legislative supermajority of 80% in both houses to propose changes to initiatives passed by voters (such as fixing the 2006 minimum wage initiative that accidentally affected firefighters' overtime). The change must be approved by voters before it can take effect.
 - Protects initiatives passed since January 1, 2010 that are still in law or the Constitution when this amendment goes into effect. Protects referendum petition vetoes since January 1, 2010. Does not protect measures placed on the ballot by the legislature.



Ballot Summary from the Secretary of State

Shall the Missouri Constitution be amended to:

- expand the initiative and referendum petition process by making it a fundamental right;
- allow courts to revise ballot summaries through lawsuits;
- prohibit the legislature from weakening initiative or referendum powers;
- prohibit the legislature from changing or repealing laws enacted through the initiative process, or passing laws similar to those rejected by referendum, without approval from at least 80% of both chambers; and
- preserve existing majority vote and signature requirements for initiative and referendum petitions?

State and local governmental entities estimate no costs or savings.

Endorsements

St. Louis Post-Dispatch
Metropolitan Congregations United
Veterans for All Voters
Missouri NAACP
MO National Organization for Women
Show Me Integrity

Former U.S. Sen. John Danforth (R-MO)
Fmr Sen. Bob Johnson (R-Lee's Summit)
Fmr Sen. Marvin Singleton (R-Joplin)
Fmr Rep. Crystal Quade (D-Springfield)
STL Assoc. of Community Organizations

"Similar attacks on the people's freedom have occurred in the past. They usually arise after an issue gets on the ballot and passes ... Neither party was or is correct in attacking the power the people have reserved to themselves to exercise a check against the General Assembly."

- Former Missouri House Speaker Pro Tem
Carl Bearden (R-St. Charles), 2021



Questions? Contact Campaign Director and REALTOR® Benjamin Singer at benjamin@respectmovoters.org or 314.239.1308.

Join us and support: [RespectMOVoters.org](https://www.respectmovoters.org)

Respect Missouri Voters PAC, 725 Kingsland Ave Ste 100, St. Louis, MO 63130

Be it resolved by the people of the state of Missouri that the Constitution be amended:

Article III of the Constitution is revised by adding six new sections to be known as Article III, Sections 54, 55, 56, 57, 58, and 59 to read as follows:

Section 54. Ballot summaries, including summary statements and fiscal note summaries, shall be clear, unbiased, fair, accurate, and easy to understand. Ballot summaries shall not seek to mislead voters. No current or future law passed by the legislature shall prevent the circuit court or appellate courts, including the supreme court, from immediately adjudicating and rewriting ballot summaries in whole or in part.

Section 55.

1. The legislature shall be prohibited from weakening citizens' initiative or referendum powers; no law passed by the legislature and no legislatively-referred law or constitutional amendment shall weaken citizens' initiative or referendum powers, notwithstanding Sections 2(a) and 2(b) of Article XII of this Constitution, Section 1 of Article III of this Constitution, and any other provision of law or of this Constitution to the contrary. The phrase "weaken citizens' initiative or referendum powers" shall be construed broadly, examples thereof including, but not being limited to, raising signature thresholds; shortening the time allowed for signature collection; narrowing allowable subject matter; imposing additional requirements on petitioners; preventing or delaying judicial revision of misleading ballot titles; prohibiting or nullifying severability clauses in initiated measures; rendering a simple statewide majority of votes cast on the measure insufficient to enact a law or constitutional amendment proposed by citizen initiative, or otherwise impeding or restricting citizens' powers of initiative or referendum. Any law or constitutional amendment that weakens citizens' direct lawmaking power, which is or has been proposed by the legislature after January 1, 2025, is hereby prohibited.

2. The rights of initiative and referendum as set forth in this Constitution are fundamental rights. Any registered voter of the state of Missouri has a right to propose laws and constitutional amendments by initiative petition and to propose the rejection of acts by the legislature by referendum petition, to sign such petitions, to circulate such petitions, and to vote on such petitions. However, no person shall qualify as a petition circulator who has been convicted of, found guilty of, or pled guilty to an offense involving forgery under the laws of this state or an offense under the law of any other jurisdiction if that offense would be considered forgery under the laws of this state.

3. Except as specifically set forth in this Constitution, any law affecting, governmental regulation of, or governmental action taken pertaining to, the fundamental rights of initiative and referendum as set forth in this Constitution is subject to strict scrutiny and must be narrowly tailored to achieve a compelling governmental interest.

Section 56.

1. As of the effective date of this section, the legislature shall be prohibited from changing any citizen-initiated law, changing any citizen-initiated amendment, or passing, proposing, or referring any law or constitutional amendment similar in effect to a law rejected by referendum petition, unless eighty percent of the House and Senate refer the change to a vote of the people, notwithstanding any provision of law or of this Constitution to the contrary.

2. For the purposes of this section, a "citizen-initiated law" is defined to be a law that the people have proposed and enacted by the initiative. For the purposes of this section, a "citizen-initiated amendment" is defined to be any section or article of this Constitution, or any portion thereof, that the people have proposed and enacted by the initiative as a constitutional amendment. For the purposes of this section, "changing" a citizen-initiated law or citizen-initiated amendment means passing, proposing, or referring a law or constitutional amendment which, if enacted, would modify, repeal, supersede, or undermine any part of a citizen-initiated law or citizen-initiated amendment, whether explicitly or by implication. For the purposes of this section, a law "rejected by referendum petition" is a law which has been passed by the legislature then subsequently rejected by the people by way of a referendum ordered by petition. For the purposes of this section, "unless eighty percent of the House and Senate refer the change to a vote of the people" shall mean at least eighty percent of the members of the House and at least eighty percent of the members of the Senate each separately vote to refer the proposed law or constitutional amendment to voters.

3. The prohibitions of this section shall be construed to protect laws and constitutional provisions enacted by citizen initiative after January 1, 2010, including both those enacted before and after the effective date of this section, and to protect referendum petition vetoes after January 1, 2010, including both those before and after the effective date of this section, from action by the legislature on or after the effective date of this section. "Referendum petition vetoes" shall mean when laws passed by the legislature are rejected by the citizens by referendum petition.

4. This section shall not be construed to deprive any member of the legislature of the right to introduce any bill or measure, but passage, proposal, or referral thereof by this legislature is subject to the prohibitions and requirements of this section.

Section 57. Notwithstanding any other provision of law or of this Constitution to the contrary, pre-existing signature and vote requirements shall be maintained, as follows: a simple statewide majority of votes cast on the measure by individual legal voters shall be sufficient to enact any law or constitutional amendment proposed by initiative petition; a simple statewide majority of votes cast on the measure by individual legal voters shall be sufficient to reject any law upon which a referendum is ordered by referendum petition; signatures from five percent of the individual legal voters in each of two-thirds of Missouri's congressional districts shall be sufficient to propose a law; signatures from eight percent of the individual legal voters in each of two-thirds of

Missouri's congressional districts shall be sufficient to propose a constitutional amendment; signatures from five percent of the individual legal voters in each of two-thirds of Missouri's congressional districts shall be sufficient to order a referendum; and the number of signatures required shall be calculated based on the total vote for governor at the general election last preceding the filing of any petition. Notwithstanding any other provision of law or of this Constitution to the contrary, any law or constitutional amendment referred to voters by petition shall be decided when approved or rejected by a majority of the votes cast thereon, and not otherwise.

Section 58. Sections 54, 55, 56, and 57 are self-executing and shall be construed to strongly protect the citizens' powers of initiative and referendum, all political power being vested in the people and founded upon their will only.

Section 59. If any provision of Sections 54, 55, 56, 57, or 58, or the application thereof to anyone or to any circumstance is held invalid, the remainder of those provisions and the application of such provisions to others or other circumstances shall not be affected thereby.

MISSOURI REALTORS®
ISSUES MOBILIZATION LOCAL BOARD FUNDING REQUEST FORM

LOCAL BOARD: ST. LOUIS REALTORS®

AMOUNT REQUESTED: \$5,000 **DATE:** 9/11/2025

**PLEASE USE ADDITIONAL SHEETS FOR EXPLANATION WHERE NEEDED.*

1. PURPOSE OF REQUEST/SYNOPSIS OF ISSUE: _____

St. Louis REALTORS® seeks support for preliminary research and stakeholder engagement on reforming the City of St. Louis' development processes. This work has been accelerated by the devastating May 16 tornado, which has made efficient permitting and rebuilding processes urgent. We propose hiring a consultant to benchmark peer-city reforms, gather feedback from local stakeholders, and identify process gaps—providing early insights that will inform and accelerate an upcoming Urban Land Institute – St. Louis (ULI) Technical Assistance Panel (TAP) and additional work that we expect to follow that in 2026, with the goal of legislative and regulatory changes.

2. WHAT IS THE SIGNIFICANCE OF THIS ISSUE TO REALTORS® IN YOUR REGION?

The permitting and development process directly impacts REALTORS®' clients and members—slowing home repairs, delaying new housing supply, and creating barriers for commercial revitalization. Following the tornado, REALTORS® are assisting families and businesses trying to return to their homes and neighborhoods. Modernizing and streamlining development processes is essential for restoring housing stability, ensuring affordability, and supporting long-term economic growth in St. Louis.

3. WHAT IS YOUR BOARD'S STRATEGY? _____

Our strategy is to:

- Commission a consultant for comparative research, technical assistance, and engagement in order to set a benchmark for future efforts.
- Convene stakeholders to identify barriers and opportunities.
- Deliver actionable insights and case studies before ULI's TAP, reducing staff workload and ensuring the City enters the process better prepared.
- Position REALTORS® as credible partners in housing recovery and development reform, as well as a partner for the new Mayor.

4. ASSESS THE LEVEL OF ACTIVE REALTOR® INVOLVEMENT IN THIS ISSUE.

St. Louis REALTORS® members are already deeply engaged in tornado recovery efforts and have a strong interest in development reform. Members are providing direct assistance to clients navigating rebuilding challenges, and REALTORS® are prepared to participate in roundtables, surveys, and stakeholder convenings. The association will lead consultant oversight and coalition coordination.

5. ASSESS THE EXTENT OF COMMUNITY INVOLVEMENT IN THIS ISSUE.

There is significant community demand for faster, more predictable permitting—especially from residents affected by the tornado. Developers, contractors, CDCs, and neighborhood organizations have voiced concerns about delays.

6. WHAT IS THE CURRENT OR LIKELY EXTENT OF COALITION BUILDING ON THIS ISSUE? (BE SPECIFIC AND NAME GROUPS, RELATIONSHIPS, ETC...)

Other groups have started working on what development reform could look like, including the St. Louis Development Corporation (SLDC), Tower Grove CDC, ULI – St. Louis, and others. We expect other groups to join in the effort and we can help to accelerate that coalition building with this work.

7. PLEASE ASSESS THE “WINABILITY” OF THIS ISSUE.

Winability is high. A new Mayor took office in April 2025, creating an opening for reform initiatives. The urgency of post-tornado rebuilding provides strong momentum. Peer cities demonstrate that development can be done better than it is in St. Louis today. Our role is to deliver early, practical insights that set up the City for success and ensure ULI’s TAP recommendations provide the basis for a path forward for reform.

8. DETAIL PREVIOUS ACTIONS OR ACTIVITIES ON THIS ISSUE BY YOUR BOARD.

REALTORS® have long advocated for more efficient permitting and housing policies. We have policy positions on: “Development/Redevelopment” and “Development in the City of St. Louis.” St. Louis REALTORS® co-lead the Regional Permitting

Collaborative, which has so far focused on St. Louis County, but will soon add in a focus on St. Louis City.

9. ON THE FOLLOWING FORM, DISCUSS ALL COSTS (POTENTIAL AND ACTUAL) AND ALL CONTRIBUTIONS (POTENTIAL AND ACTUAL) ASSOCIATED WITH THIS ISSUE.

CATEGORY	EXPLANATION OF EXPENSE	ANTICIPATED EXPENSE
Consultants	CONSULTANT TO DO THE RESEARCH AND STAKEHOLDER ENGAGEMENT	\$50,000
Other		

TOTAL ESTIMATED (OR ACTUAL) EXPENSE: \$50,000

10. HAS FINANCIAL SUPPORT BEEN SOUGHT FROM OTHER AFFECTED PARTIES OUTSIDE THE REALTOR® COMMUNITY? PLEASE DISCUSS THE RESULTS OF THAT EFFORT OR WHY THE EFFORT HAS NOT BEEN MADE.

We want to fully fund this effort alone, to showcase the strength of the REALTORS®. The ULI – St. Louis TAP will be funded by ULI and the City of St. Louis, so we know that others will be funding the work that follows what we are proposing.

11. ON THE FOLLOWING FORM, PLEASE DISCUSS ALL REVENUES (POTENTIAL AND ACTUAL) ASSOCIATED WITH THE ISSUE.

REVENUE SOURCES	ON HAND	PLEDGED (AS OF ____ / ____)
Cash Resources		
Local Board Contribution		\$5,000 REQUEST WILL BE VOTED ON AT SEPTEMBER 17 MEETING
Coalition Contribution		
Other:		

12. LIST THE GROUPS OR ORGANIZATIONS THAT OPPOSE YOUR POSITION.

The opposition will come next year, when the details of development reform takes shape. There is emerging consensus that development reform is needed, but we expect that there are some progressive members of the Board of Aldermen and some interest groups that will have different priorities than the REALTORS®.

13. HOW WELL ORGANIZED IS THE OPPOSITION AND WHAT STRATEGIES DO YOU ANTICIPATE THEY WILL UTILIZE? PLEASE DISCUSS THE FUNDING OF THE OPPOSITION.

Our hope is that by engaging early in the process, bringing research and robust engagement, we can prevent some of the opposition we would otherwise expect to see. We should have a better understanding of any opposition in 2026 once more conversations have occurred around the topic.

SIGNATURE OF LOCAL BOARD PRESIDENT

→ Stacey Sanders DATE: 9/11/25

SIGNATURE OF LOCAL BOARD EXECUTIVE OFFICER

→ Erin R. Hervey DATE: 9/11/25

MAIL OR FAX COMPLETED FORM TO:

**ISSUES MOBILIZATION
2601 BERNADETTE PLACE
COLUMBIA, MO 65203
FAX: 573-445-7865**

QUESTIONS??? CALL ERIN HERVEY AT 800-403-0101 EXT. 111



Consistent and current building codes save lives, facilitate economic development, make it easier to do business, and improve the health and safety of Missourians.

Across the nation, states use consistent, up-to-date building codes to protect the health and safety of their citizens.

Missouri is one of only six states that has not adopted state standards to ensure safer homes, schools, businesses, hospitals, and other critical infrastructure.

Together, we can create a safer Missouri where it is simpler to do business.

Coalition Members



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Missouri Foundation
for Health
a catalyst for change

Together, we can create a safer Missouri
where it is simpler to do business.

safersimplermo.com





Missouri building codes by the numbers:

Across the United States

6 Missouri is just one of six states without a state building code

44 out of 50 states have adopted a state-level code

4 Missouri is just one of four states that has not adopted a state electrical code

Across Missouri

13 counties that have adopted a county-level code

173 municipalities that have adopted a code and are within one of the 13 counties with a code

365 jurisdictions that have adopted a code

179 municipality that have adopted a code and are outside of the 13 counties with a code

8+ code cycles adopted across the state

1975 The year the oldest code book in use in Missouri was published

78% of Missouri's population that lives in a jurisdiction with a building code

Together, we can create a safer Missouri where it is simpler to do business.

safersimplermo.com

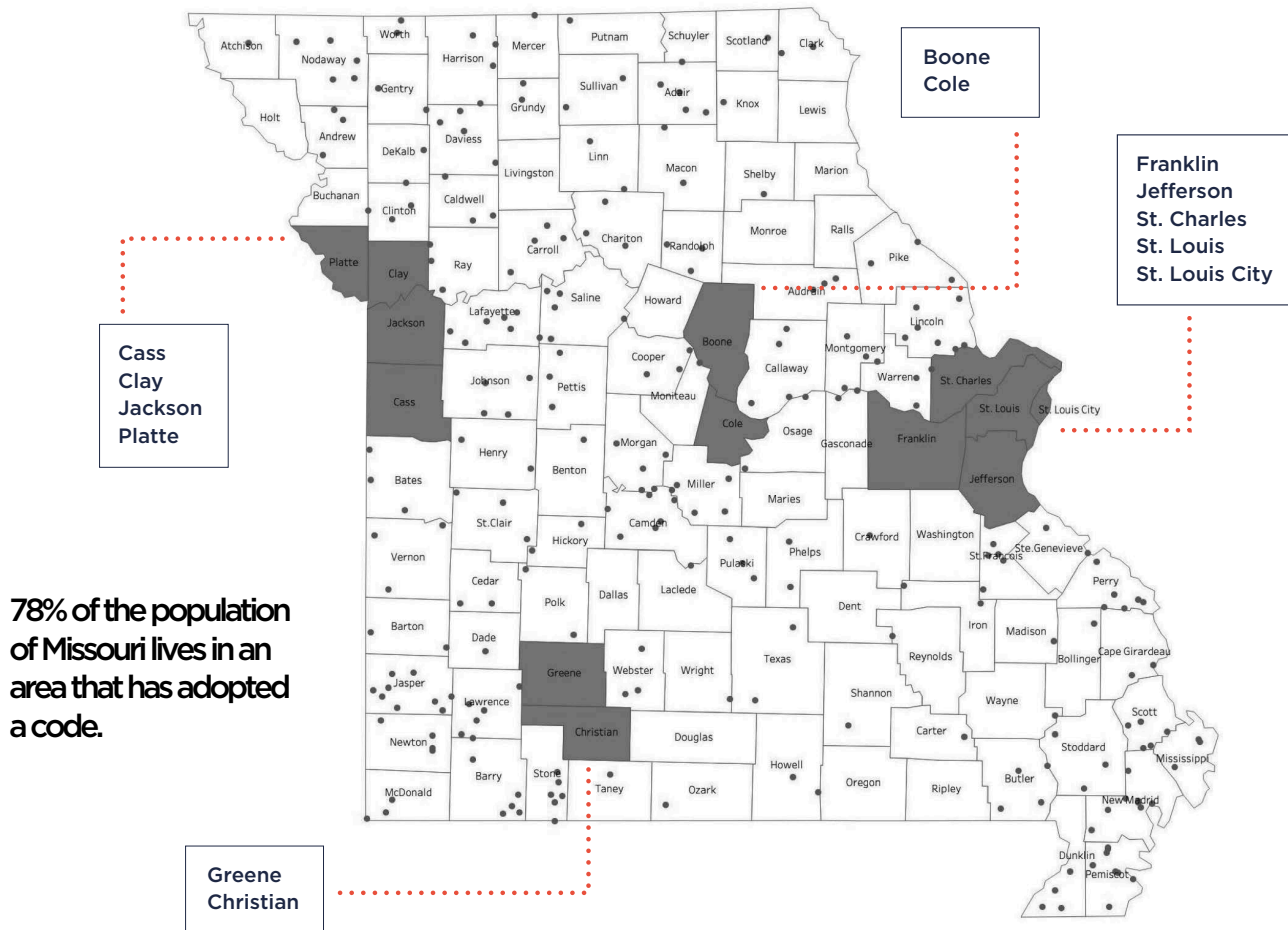




Missouri Counties Impacted

Under Safer + Simpler Missouri's proposal, areas without existing building codes (noted by white on the state map) will not be impacted by the legislation. Communities with building codes (noted in grey on the state map) will gain a state code to build upon and may tailor to their needs. Local governments will retain responsibility for the enforcement of any building codes.

Missouri Cities and Counties with Commercial and/or Residential Building Codes are Noted in Grey*



**Data from the Missouri Department of Economic Development*

Together, we can create a safer Missouri
where it is simpler to do business.

safersimplermo.com





Missouri Building Codes Act Implementation process

Do you have a building code currently?

Yes



Bill passes MO legislature, Year 0



Effective Date: Aug 28, Year 0



Governor appoints Missouri Building Code Commission members within
6 months

Feb, Year 1



Missouri Building Code Commission required to meet at least twice
annually to compile the Missouri Building Code and set state permit fee.
Must complete within 18 months.

Aug, Year 2



Local jurisdictions with a code must adopt state code and then have 12
months to submit their local amendments to the Missouri Building Code

Aug, Year 3



Codes are set for 6 years. Commission continues to meet at least
twice annually



First code update cycle begins

Year 8

No



This bill does not change
anything for areas that currently
do not have a code.