

# Economic Development

*Missouri REALTORS® has a history of supporting programs that encourage cooperation between the state and private investors to solve long-range problems.*

## Historic Tax Credits

Missouri was an early adopter of tax credits for historic preservation. These credits have resulted in more than 4,000 projects in 88 communities and generate approximately 1,000 jobs annually. Properties utilizing credits have led to other non-tax-credit development simply by showing that it is possible to rehabilitate areas that looked to be subject to complete demolition.

**Missouri REALTORS® supports allowing this program to continue under the current law.**

## Low-Income Housing Tax Credits

This credit, combined with the federal credit, allows developers to provide housing at below-market rates to the targeted tenant population. Those assisted by the program include low-income elderly and veterans, specific disabled people, and the working poor. Developers must maintain the property for up to 30 years and keep it rented to the target populations. The credits may not be used until the property is completed and rented.

[SEE BACK FOR MORE](#)



## Missouri Nondiscrimination Act (MONA)

Under State and Federal law, it is still legal to fire someone from their job, evict someone from their home, or kick someone out of a restaurant simply because they are LGBTQ+, or because someone believes they may be LGBTQ+. *The Missouri Nondiscrimination Act (MONA)* would protect individuals in Missouri from such actions.

Adding these protections to Missouri law will foster economic growth by encouraging workers and job creators from across the world to live and work here, with the knowledge that they are welcome in the Show-Me State.

Missouri REALTORS® strongly supports MONA and we urge the General Assembly to extend protection against discrimination in employment, housing, and public accommodations to all.

## Broadband Development

Access to full internet service for all Missourians is critical for continued growth in our state. Progress has been made, but there is more to be done.

Missouri REALTORS® supports the deployment of affordable broadband throughout Missouri.



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# Private Property Rights

*Under all is the land.*

*Missouri, and our nation, is built on the fundamental rights of private property. That includes the rights of housing providers to screen rental applicants using traditional resources, including source of income, eviction history, criminal records, credit scores, and more.*

Missouri REALTORS® believe in the rights of property owners and housing providers to make informed decisions about their property. Utilizing comprehensive screening practices helps ensure the safety and well-being of neighboring tenants and the surrounding community. These best practices can minimize risks associated with potential criminal activity, financial instability, or behavior that could disrupt the community.

Housing providers want the same thing any property owner or tenant does—safe, stable living environments.

**Missouri REALTORS® supports proposals that promote the availability of safe, accessible rental property, while safeguarding the fundamental rights of property owners to control, enjoy, utilize, benefit from and dispose of their property.**



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# Consumer Protection

Missouri REALTORS® supports a modification to current license law, aimed at providing consumers with greater clarity and transparency around the services provided by real estate licensees, while bringing Missouri law into conformity with provisions of the **2024 *Burnett v. National Association of REALTORS*®** settlement agreement. The proposed change will clarify a real estate licensee's requirement to establish and document, in writing, an agreement describing their duties and obligations, as well as how the agent will be compensated for their services.

REALTORS® already have an ethical duty to inform buyers about every available property that meets their criteria, regardless of whether the seller or listing broker is offering compensation to the buyer's agent. This means that agents will continue to show their clients all suitable homes, even if the compensation offered by the seller or listing broker is less than what was agreed to in the written agreement.

**Missouri REALTORS® supports a modification to real estate license law that increases consumer protections and brings greater transparency to real estate agency.**



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