



GENERAL POLICIES GUIDE

The Missouri REALTORS® General Policies Guide is a resource to be used for the mutual benefit of our members and Advocacy staff. This Guide serves as the foundation and guiding principles for legislative and regulatory policies that the Missouri REALTORS® Board of Directors have demonstrated they are committed to protecting in the General Assembly.

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1. Commercial & Economic Development

- A) Oppose legislation which unnecessarily impedes construction and development of commercial and industrial real estate.
- B) Support actions that increase economic opportunities, especially in rural Missouri and underserved communities.
- C) Support organizations that work to increase economic opportunities throughout Missouri.

2. Diversity & Fair Housing

- A) Support the Missouri Human Rights Act to be substantially equivalent to the federal Fair Housing Act.
- B) Support a state license law that ensures effective fair-housing training requirements and holds real estate licensees accountable to their fair housing obligations. We strongly recommend that the MREC include a required CE segment on fair housing and a licensee's obligation to follow the law.
- C) Strongly support the enactment of the Missouri Non-Discrimination Act (MONA) to ensure protections based on sexual orientation and gender identity are added to the Missouri Human Rights Act.

3. Energy & Environment

- A) Oppose mandatory testing for environmental hazards.
- B) Oppose environmental hazard standards that are more strict than federal regulations.
- C) Support efforts of energy-related improvements to real property by commercial and residential property owners alike. As programs develop to provide a mechanism for financing such improvements, Missouri REALTORS® supports strong consumer protection and safeguards all while ensuring mortgage markets remain secure.

4. Infrastructure

- A) Support deployment of affordable broadband throughout Missouri.
- B) Support development and maintenance of infrastructure systems in an economically responsible manner.

5. Land Use & Development

- A) Support reasonable development approval processes and fees.
- B) Support Historic Tax Credits.
- C) Support Low-Income Housing Tax Credits.
- D) Support the right of a property owner to be justly compensated by local, state or federal government for any taking of private property.
- E) Support planning and zoning policies that permit development of all types of housing and growth in residential, commercial and industrial development while protecting health, safety and welfare.
- F) Support the doctrine of adverse possession.
- G) Support legislation allowing jurisdictions that do not currently have a Land Bank to create one.
- H) Support efforts to rehabilitate blighted properties through increased access to funding including reasonable tax credits to owners.

6. Rentals & Property Management

- A) Support safety and protecting the rights of tenants while safeguarding the fundamental rights of property owners to control, enjoy, utilize, benefit from and dispose of their property.
- B) Support efforts to curtail abuse of the misrepresentation of an animal as an assistance

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animal (defined as either a service animal, companion animal, therapy animal, emotional support animal, etc.) or fraudulently representing oneself as having a right to be accompanied by an assistance animal.

- C) Oppose rent control.
- D) Oppose owner liability for delinquent and unpaid utilities by a tenant on leased properties.
- E) Support efforts to remove prohibited covenants from property records.
- F) Believes that no government body should limit a property owner's ability to take legal actions to recover the use of their property and rents due.
- G) Support legislation requiring Missouri Courts to promptly accept and act upon all actions for eviction when courts are open for other actions.
- H) Support legislation that prohibits political subdivisions from banning or limiting in any manner the right of an owner to take any lawful action to recover the use of their property and rents due from that property.
- I) Supports efforts to ensure that short-term rentals, defined as rentals of less than 30 days duration, are treated like any other real property rental.

7. Political Advocacy

- A) Oppose attempts to limit an individual's right to participate in the elective process.
- B) Oppose limiting campaign contributions.
- C) Support the current initiative petition process.

8. Professional Licensing & Registration

- A) Support maintaining independent contractor status for real estate professionals.
- B) Support efforts to ensure all home inspectors meet minimum standards of competency through a licensing/regulation/registration system managed by a board of home inspectors.
- C) Support consumer protection provided by a state mandated license system.
- D) Support updates to the state mandated license system as needed to deal with new technology and business practices.
- E) Support efforts to facilitate the issuance of "organization of choice" licensing for salespersons and broker-salespersons.
- F) Support changes in the licensing statute

generally that allow qualified professionals to move into Missouri and make a living. We are especially aware of the impact of licensing statutes on our military families and urge that action be taken to ensure that qualified individuals are not blocked from continuing their professional career.

- G) Oppose any changes in the real estate license law that would allow a person convicted of the crimes set out in 339.100.5 to be licensed as a real estate broker or salesperson.
- H) Support changes in the Missouri Real Estate License Law that allow brokers to pay compensation to an unlicensed entity owned by a licensee or multiple licensees associated with the broker.
- I) Oppose legislation that makes significant changes to the real estate license law without a rigorous vetting process that includes all parties and is agreed to by the Association Board of Directors.
- J) Missouri REALTORS® does not support limitations on rulemaking by the MREC.
- K) That the limited educational and testing requirements to receive a real estate license ensure that all practitioners have a uniform entry knowledge base. We believe all licensees should have the same entry knowledge base.

9. Public Records

- A) Oppose limiting access to public records relating to real property.
- B) Oppose certificates of value or any mandatory form of sales price disclosure.
- C) Oppose increases in property transfer recording fees unrelated to services provided to the transaction.

10. Real Estate Transaction

- A) Support implementation of reasonable statewide "clean-up" standards and a certification process that allows for a "clean-bill of health" to be issued for methamphetamine disclosure requirements.
- B) Oppose obligation requiring owners to apply for an occupancy inspection as a condition of listing a property for sale or keeping a property on the market.
- C) Oppose any mandate of home inspection or code compliance as a prerequisite to the sale, transfer or exchange of real property.
- D) Oppose holding real estate licensees liable based on information or disclosures provided by a third-party source.

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E) Oppose the government placing limits and conditions on the private sale of real property.

F) Support legislation that limits local jurisdictions' ability to increase home costs through excessive regulation.

11. Taxation

A) Oppose sales tax on services.

B) Oppose real estate transfer taxes.

C) Support a property tax system that is accurate and balanced. We believe that yearly increases in assessed valuation should be reasonably controlled to insure that, except in the case of new construction and/or change of use, owners are not put at risk of losing their property.

D) Support the passage of legislation to level the sales tax playing field for all retailers.

E) Support changes to the Missouri income tax that remove capital gains from taxable income.

F) Support the current property tax structure.

G) Support attempts to provide housing for marginalized individuals through tax credits.

12. Technology

A) Oppose limitations on the use of unmanned surveillance aircraft in conjunction with marketing real property.

B) Support adoption of remote electronic notarization and updating of current notary law.

13. Other

A) Support changes in the statutes dealing with health insurance/group insurance to enable organizations to form and participate in Association Health Plans.

B) Support the passage of legislation to make it more difficult for scrap metal thieves to profit through stripping copper and other metals from a property.

C) Support efforts to bring real reform to the tort system by limiting litigants' ability to aggregate small claims to increase the recovery in class action lawsuits.

D) The Association's position on legislation that affects the real estate business in a portion of the state will reflect the position of the local Board/Association whose jurisdiction encompasses that area.