

Portland Metropolitan Association of Realtors® (PMAR)

Realtor® advocacy, one of the key services offered by the Association, provides members with professional representation before local and regional governments through a full-time Governmental Affairs Department.

It is the objective of the membership, who authored the Governmental Affairs Policies, that the policies be implemented as a proactive means to promote homeownership, the protection of private property rights and the Realtor® right to conduct business.

The objective of the policies is to increase Realtor® presence within governmental entities and with the public, and to influence change when appropriate.

PMAR members meet regularly to ensure the governmental actions of the Association meet the needs and concerns of the Realtor® member. All members are invited to attend the meetings of the Realtor® Advocacy Committee.

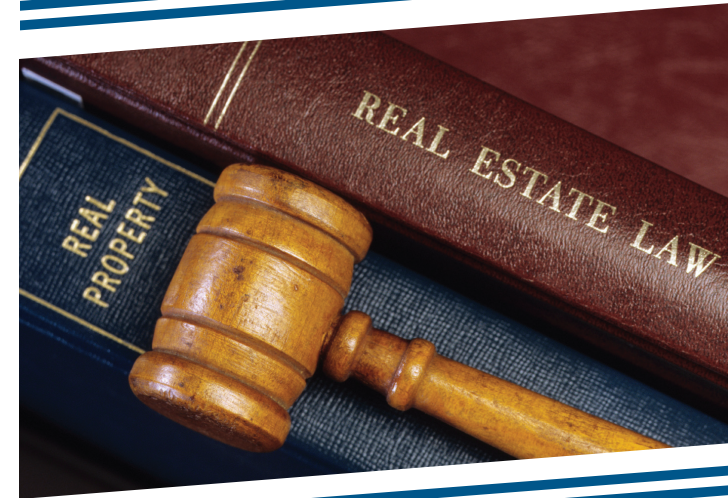
As part of a national professional organization, PMAR's more than 7,200 members are committed to protecting and promoting homeownership, establishing and maintaining high professional standards of practice and creating unity in the real estate profession.



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GOVERNMENTAL AFFAIRS



Protecting Realtors®' Right
to do Business



PMAR Governmental Affairs Policies

MEMBER EDUCATION • •

Expand membership knowledge of governmental affairs through the following:

- » Member orientation
- » Speakers
- » Newsletters
- » Educational programs and meetings
- » Calls to Action
- » Principal Brokers and Designated Realtors®
- » Other

COALITIONS • •

Work with other organizations when common ground exists to:

- » Advocate for homeownership
- » Ensure and maintain an inventory of housing units
- » Promote affordable homeownership
- » Promote and protect private property rights
- » Oppose undue intervention by governments in the affairs of private property owners
- » Protect Realtors® ability to do business

LAND DEVELOPMENT • •

Evaluate for action the impact of governmental actions and/or regulations that affect the development of private property with regard to:

- » Redevelopment and infill
- » Permit fees and/or Systems Development Charges (SDC)
- » Adequate public facilities fees
- » Inclusionary zoning
- » Infrastructure
- » Permit processing and time frames
- » Taxes or assessments related to changes in land development potential
- » Support Urban Renewal when appropriate.

ECONOMICS • •

Monitor issues affecting the availability and cost of housing, including but not limited to:

- » System Development Charges (SDC)
- » Land costs
- » Utility regulation/deregulation
- » Alternative energy sources
- » Green Building requirements/regulations
- » Support appropriate efforts to promote a strong sustainable regional economy

REALTOR® INVOLVEMENT • •

Encourage Realtor® involvement in all governmental affairs that affect their business. Members are encouraged to report actions and activities.

Governmental Bodies: Encourage the recruitment of PMAR members to join and monitor local, city, county, and regional bodies, including Metro.

Other Entities: Encourage the recruitment of PMAR members to join and monitor citizen and business organizations (e.g., Citizen Participation Organizations and neighborhood associations) and to seek appointment to Citizen Participation Committees.

LOCAL AND REGIONAL GOVERNMENTS • •

Monitor and influence governmental decisions at all appropriate levels to have a positive impact on the real estate industry.

Familiarize local and regional public officials and employees about PMAR positions and policies.

Support the desired objective of creating more affordable homeownership opportunities through the Urban Growth Boundary process.

Support timely investigation and evaluation of funding mechanisms to pay for comprehensive planning of land brought into the Urban Growth Boundary.

ANNEXATION • •

Oppose voter approval of annexation as a requirement for development.

TAXES • •

Evaluate and promote alternatives to: a) legislation that creates inequitable taxes, and b) niche taxation/fees, as they pertain to the real estate industry.

PMAR PAC • •

Organize for upcoming political cycles, elections, and issues. Educate members regarding the purpose of the Realtor® Political Action Committee (RPAC). Conduct fundraising for PMAR PAC, ORPAC, and RPAC. Support and help elect local and regional candidates who support Realtor® issues.

LAND USE • •

Inform membership as to potential impacts resulting from statewide land use and LCDC actions affecting local areas.

Support the preservation and enhancement of private property rights. Support land owners' protection from unnecessary "takings." Oppose regulatory and/or non-regulatory "takings" that would result in a diminished use or loss of private property without just compensation.

Support comprehensive community planning. Support the State mandate that areas within Urban Growth Boundaries contain a minimum 20-year supply of buildable land. Support the creation and preservation of commercial and industrial land within the Urban Growth Boundary.

Oppose Transferable Development Rights (TDRs). In its place encourage exploration of other environmental and developmental protections. In a situation where TDRs are adopted by a governing body, TDRs should be voluntary and based on a free market system. Oppose government serving as a "TDR bank."

ZONING • •

Support zoning that promotes the highest and best uses of land. Evaluate for action the implementation of regional environmental zoning codes and their effect.

BUSINESS ISSUES • •

Protect Realtors® ability to do business. Oppose unnecessary business taxes. Protect Realtors® from unnecessary government regulation.

WATER/SEWER • •

Evaluate the effects of governmental action on water rights. Evaluate proposed water sourcing and placement of pipelines. Promote additional water sourcing development in the region. Evaluate proposed sewage treatment facilities and placement of pipelines.

TRANSPORTATION • •

Promote and support appropriate means of multi-modal transportation in the region including, but not limited to:

- » Highways and streets
- » Bike/Pedestrian pathways
- » Mass transit
- » Bridges and thoroughfares