

Ohio Association of REALTORS®
Enlarged Legislative Committee

AGENDA

Chairman:	Chris Hall	Tuesday, September 13, 2011
Vice Chairman:	Greg Hrabcak	8:00 a.m. – 10:00 a.m.
EC Liaison:	Chris Hall	Hyatt Regency Columbus
Staff Liaison:	Paul Glass & Scott Williams	

Goal 1: Property Rights & Public Policy Advocacy

Protect private property rights, maintain and expand the association's presence and influence at all levels of government and protect member interests through legal action.

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| I. <u>Call to Order, Welcome</u> | Chair Chris Hall |
| II. <u>Approval of Minutes</u> | Chair Hall |
| III. <u>Approval of Agenda</u> | Chair Hall |
| IV. <u>Federal Legislative Issues Update & My REALTOR® Party Info</u> | Chris Polychron, NAR Political Involvement Committee Liaison |
| V. <u>State Legislative Issues Update</u> | Paul Glass & Scott Williams |
| VI. <u>Committee & Forum Reports</u> | |
| A. Political Activity & RPAC Fundraising Committee | Chair Dave Bissler |
| B. RPAC Trustees Committee | Chair Joe Zidian |
| C. Legislative Steering Committee | Chair Chris Hall |
| VII. <u>Other Business</u> | Vice-Chair Greg Hrabcak |
| VIII. <u>Adjourn</u> | Vice-Chair Hrabcak |

Ohio Association of REALTORS®
Enlarged Legislative Committee
MINUTES

Chairman: Chris Hall
Vice Chairman: Greg Hrabcak
EC Liaison: Chris Hall
Staff Liaison: Bob Fletcher, Paul Glass & Scott Williams

Monday, January 24, 2011
2:00 p.m. – 4:15 p.m.
Columbus Hilton at Easton

*****Action Taken Summary*****

1. HB 105 – Termination of Lease for Victims of Domestic Violence. The Enlarged Legislative Committee moves that we MONITOR HB 105.
 2. HB 106 – Termination of Lease for Military Service. The Enlarged Legislative Committee moves that we MONITOR HB 106.
 3. HB 10 – Voluntary Action Program. The Enlarged Legislative Committee moves that we SUPPORT HB 10.
 4. SB 50 – Energy Tax Credits. The Enlarged Legislative Committee moves that we MONITOR SB 50.
 5. Internet Recorder’s Fee. The Enlarged Legislative Committee moves that we MONITOR the draft piece of legislation from the County Recorders Association.
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Chairman Chris Hall called the Monday, March 28, 2011 meeting of the Enlarged Legislative Committee to order at 3:44 p.m. and opening remarks were made.

A motion was made, seconded and carried to approve the agenda as presented.

A motion was made, seconded and carried to approve the minutes of the January 24, 2011 meeting.

Committee & Forum Reports

A. Legislative Steering Committee. Chair Chris Hall gave the Report of the Legislative Steering Committee on the following legislative issues:

1. HB 105 – Termination of Lease for Victims of Domestic Violence. A motion was made, seconded and carried to approve Action Item #1 as listed in the Action Taken Summary.
2. HB 106 – Termination of Lease for Military Service. A motion was made, seconded and carried to approve Action Item #2 as listed in the Action Taken Summary
3. HB 10 –Voluntary Action Program. A motion was made, seconded and carried to approve Action Item #3 as listed in the Action Taken Summary
4. SB 50 – Energy Tax Credits. A motion was made, seconded and carried to approve Action Item #4 as listed in the Action Taken Summary
5. Internet Recorder’s Fee. A motion was made, seconded and carried to approve Action Item #5 as listed in the Action Taken Summary

Other Business

There being no further business, Vice Chairman Greg Hrabcak adjourned the meeting at 4:02 p.m.

Respectfully submitted,

Chris Hall, 2011 Chairman
CH/arj 04/05/2011

My REALTOR® Party

The REALTOR® Association Blueprint for Building

Community Involvement, Community Leadership and REALTOR® Political Power

Your Community Outreach & Advocacy Package – Built to Suit at No Charge

“My REALTOR® Party” is the gateway for each and every REALTOR® Association in America to design your own package of community involvement and political leadership programs. Just as every market is different, so is every REALTOR® Association. By accessing any number of the 60-plus tools, funds and turn-key implementation services offered through My REALTOR® Party, you can custom build the community outreach and advocacy package that best fits your association’s unique needs. “My REALTOR® Party” is there to help you make it happen.

Services are far-reaching and varied, including programs to enhance your community involvement; run issue and candidate campaigns, raise RPAC money and build REALTOR® Party strength. All of these are provided to REALTOR® Associations ***at no cost***.

From Online Menu to Personalized Assistance

Through the “My REALTOR® Party” web site (www.myrealtorparty.com), REALTOR® Associations large and small can pick and choose from a menu of grants, campaign funding, tools, consultant help and other resources. Your “My REALTOR® Party” package can be as simple or as comprehensive as you like. *(See reverse side for My REALTOR® Party menu of resources.)*

In addition to the web site, “My REALTOR® Party” Team Members will work directly with you to make sure that your package is customized and delivered to meet your needs and goals. We help your association do the work and your members get the recognition and credit. Your success is our mission.

The “My REALTOR® Party” Team is There for You

For instance, your My REALTOR® Party Team can help you:

- Determine strategy on how you can engage in local candidate and issue campaigns.
- Gain access to NAR Campaign Services to help you get involved in local candidate or issue campaigns.
- Conduct My REALTOR® Party strategic planning to help your association engage your members in a comprehensive government affairs program.
- Access grant money for an RPAC Fundraising Program or a Smart Growth Program
- Implement your own “Game Changer Idea”

Or, if your association already has a plan and you know what services you’d like to tap, your My REALTOR® Party Team Member will make sure your package of options is delivered at the right time in the right way – from concept to completion.

Bottom Line

“My REALTOR® Party” will help you make your association a more powerful force in protecting and supporting private property rights and REALTOR® business interests.

My REALTOR® Party Menu of Services, Tools and Resources

All menu items are offered with customized training, consulting and assistance to make sure YOUR package is delivered at just the right time in the right way. Your success is our mission.

Community Involvement

- \$ Housing Opportunity Grants
- \$ Diversity Initiative Grants
- \$ Smart Growth Grants
- 🏡 Leading with Diversity Workshop
- 🏡 Employer-Assisted Housing Class
- 🏡 Regional Workforce Housing Forums
- 🏡 Smart Growth for the 21st Century Course
- 🏡 Expanding Housing Opportunities Course
- Land Use Initiative
- School of the Future Student Design Competition
- On Common Ground Magazine
- Diversity Outreach
- Diversity Toolkit
- Fair Housing Resources
- Housing Opportunity Toolkit
- Smart Growth Toolkit
- Public Education Toolkit
- Water Infrastructure Toolkit
- Transportation Toolkit

Raising RPAC Money

- \$ RPAC Conference Grants for State Associations
- \$ RPAC Fundraising Grants for Local Associations
- 🏡 RPAC Major Donor Council Training
- 🏡 RPAC Fundraising Webinars
- Customized Promotional Materials
- Recognition Ribbons
- REALTOR® PAC Management System
- RPAC Major Investor Event-Based Fundraising Program
- NAR RPAC Brochures
- RPAC Fundraising Report
- RPAC Fundraising Forums
- RPAC State Association Awards
- Major Investor Recognition
- President's Circle Program
- Hall of Fame
- Major Investor Council

Game Changer Idea

- **Your New Game Changer Ideas**
(We will help you implement and succeed with your "game changer ideas")

Issue & Candidate Campaigns

- \$ Candidate Independent Expenditure Races
- \$ Issues Mobilization Program
- 🏡 REALTOR® Candidate Training Academy
- Survey, polling & modeling research
- Direct mail, phones, field programs, paid media, websites, social media
- Voter Lists, Count Tool, Activation Network
- Voter Registration Initiative
- Consultant Campaign Management
- Federal Political Coordinators
- Land Use Initiative, Memo Database & Growth Management Fact Book
- Customized State Smart Growth Legislation Program
- State and Local Growth Polling Program
- State Issues Tracker

Building REALTOR® Party Strength

- 🏡 REALTOR® Party Communications Training
- 🏡 Federal Political Coordinators Conference
- 🏡 GAD Institute
- 🏡 My REALTOR® Party Team Training & Consulting
- Consultant Campaign Management
- Calls for Action
- Broker Involvement Program
- REALTOR® Action Center
- REALTOR® Mobile Action Network
- Convio Online Community
- President's Cup
- GAD Online Community
- GADFly Newsletter
- Shared GAD Program

Key Dates

Aug 24-30: Receive email with link to My REALTOR® Party website

Aug 30: My REALTOR® Party website launches

Sept 1-Oct 15: My REALTOR® Party Team Members contact you

Aug 30-Nov 7: Webinars on each aspect of My REALTOR® Party

Nov 8: Submit your My REALTOR® Party form for recognition at NAR's Annual Conference

Beyond Nov. 8: Continue to place My REALTOR® Party orders for 2012 throughout the year

\$ = Actual funding provided

🏡 = Course or training

Drive with pride!



You now have the opportunity to let everyone know that you're a proud REALTOR®...one that's "Sold on Ohio!"

You can now purchase a specially designed plate featuring the REALTOR® "R" logo. The plates may be issued for passenger vehicles, non-commercial trucks, motorcycles, house vehicles and non-commercial trailers.

There is an additional \$35 Special Plate fee charged for the plate each year it is renewed. A portion of the fee will go toward the Ohio Association of REALTORS® Property Disaster Relief Fund, which provides assistance in response to crisis situations that arise in the Buckeye State.

For more information, or to purchase the plates online -- visit <https://www.oplates.com/> -- or at an OBMV Deputy Registrar License Agency.

State Issues Update

Ohio Association of REALTORS®
Annual Convention
September 11-14, 2011




Governor Kasich Budget Highlights
Filling \$8 Billion Dollar Hole

Eliminates the Projected \$8 Billion Shortfall

Highlights

- Preserved the remaining 4.2% reduction in Ohio's Income Tax originally planned for 2009 – was adopted for 2011 & beyond;
- Repealed Ohio's Estate Tax effective January 1, 2013;
- Provides additional opportunities for local governments to merge/share services;
- Adopts single prime for government construction projects;
- Allows for the sale of 5 prisons;
- Enables future privatization of the Turnpike;
- Significant cuts to higher education, local governments and nursing homes;
- Opens public lands to oil and gas exploration.

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Ohio Housing Study Committee

- Established to review OHFA relationships with its partners
- Specifically to include economic impact and determine measureable impact of programs

Members are:

- Auditor of State
- Director of Commerce
- Director of Development
- 2 Members of each Chamber

- Report due March 1, 2012 & to include financial, policy or legislative recommendations

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Big Issues so Far...

House Bill 1 – JobsOhio

- Establishes JobsOhio, a public/private partnership comprised of a nine-person board chaired by the governor, and charged with directing Ohio's economic development and job creation efforts.

Senate Bill 5 – Collective Bargaining

- Makes changes concerning public employees collective bargaining, salary schedules and compensation, layoff procedures, and leave.

STATE of OHIO



Ohio Division of Real Estate & Professional Licensing

- After 2 years of negotiations a series of changes to the license law have been agreed to, including clean-up & removal of outdated provisions
- All controversial sections where agreement could not be reached have been removed.
- Changes will benefit the licensee & improve Division operations.

STATE of OHIO




Ohio Division of Real Estate & Professional Licensing

Major Changes Include

- Requires licensees to notify the Division of the revocation or suspension of certain related professional licenses, certificates or registrations
- Increases the amount of educational loan limits from \$800 to \$2,000
- Limits the terms of Ohio Real Estate Commissioners to 2 consecutive terms

STATE of OHIO



Ohio Division of Real Estate & Professional Licensing

Major Changes Include

- Allows for the issuance of advisory letters to licensees and expands the types of violations for which a citation may be issued by the Superintendent
- Permits limited disclosure to appraisers regarding seller concessions to more accurately value property
- Prohibits the assignment of commissions to unlicensed persons
- Limits the practice of dual agency by licensees
- Limits cause of action suits based upon imputed knowledge (Robiski Case)

STATE of OHIO



REALTOR® License Plates

- Any member of the local board, OAR or NAR can purchase REALTOR License Plate.
- Part of proceeds designated to the property disaster relief fund maintained under the Ohio Realtors Charitable and Education Foundation.

STATUS: DONE & ON SALE NOW.
GO OUT AND BUY ONE!!!

STATE of OHIO

Meth Disclosure

- Dayton TV did an "On Your Side" piece. Found consumers who unknowingly bought former meth lab properties.
- Senators Beagle & LaRose redraft of HB 33.
- BCI & ODH – New Administration, new concerns.
- Now exploring adopting standards for remediation.
- Strong support for protecting properties from long-term stigma while protecting the consumer.

STATE of OHIO

Septic Update

- Advisory Committee continues to meet
- No action can be taken prior to January 2012
- Recommendations should be finalized by first of the year
- HB 32 – Definition of Surveying
 - Passed House 97-2
- Best guess for new rules
 - Late fall? – Post elections

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Appraisal Management Companies (AMC)

- Defines what constitutes an AMC
- Adopts requirements for an AMC to register with the state pursuant to mandates contained in Dodd-Frank
- Meets the requirements of Dodd-Frank by requiring appraisals done by an AMC to conform to USPAP standards & require an appraisal to originate a mortgage

STATUS: Pending introduction, agreement reached between AMCs/ODRE/OAR

PROGNOSIS: GOOD

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Marcellus & Utica Shale

Several issues regarding Ohio's New Oil Rush emerging.

Ranging from:

- Who may negotiate the sale of mineral rights
- When is a real estate license required
- Title searches – Who owns the rights
- Transfer of right during the term of a listing agreement
- Mine subsidence – Property condition disclosure form – or another instrument

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What's Next

- SB 5 Referendum – Issue 2
- Over 900,000 valid signatures supporting repeal of law.
- Last state issue was repealed with 1.2 million votes
- We Are Ohio = No on 2 = Repeal SB 5
 - Disclosed campaign 7 mill – on hand
- Building a Better Ohio = Enact SB 5 = Yes on 2
 - Will be disclosed eventually
- Husted predicts 3-3.5 million votes cast

STATE of OHIO

Issue 2 battle

By collecting a record number of signatures to put a repeal of the new collective-bargaining law on the ballot, We Are Ohio got a big head start heading into November — as long as the group persuades those signees to come to the polls and vote to repeal Senate Bill 5.

ESTIMATED NOVEMBER TURNOUT	"NO" VOTES FROM PETITION SIGNERS	REMAINING VOTERS IF SIGNEES VOTE NO	% OF REMAINING VOTERS NEEDED TO UPHOLD SB 5
3 million	900,000	2.1 million	71.4%
3.5 million	900,000	2.6 million	67.3%
4 million	900,000	3.1 million	64.5%

Source: Dispatch analysis

THE COLUMBUS DISPATCH
STATE of OHIO

Reapportionment/Redistricting

- 5 member panel – meets every 10 years post census
- Made up of:
 - Governor
 - Secretary of State
 - Auditor of State
 - 2 Legislative Leaders (1 Republican, 1 Democrat)
 - Senate President Tom Niehaus
 - Minority Leader Armond Budish

STATE of OHIO

Redistricting Timeline

State Legislative Districts

- Ohio Constitution requires Ohio Apportionment Board to meet between Aug. 1, 2011-Oct. 1, 2011
- Governor must provide at least 2 weeks notice of meeting date, time & place
- Final district lines are published by Oct. 5, 2011

Congressional Districts

- Ohio currently has 18 congressional districts
- 2010 census numbers requires Ohio to reduce districts to 16
- New boundaries for new districts must be done before 2012 congressional elections
 - Ohio's 2012 primary election – May 8, 2012
 - Candidate petitions must be filed by Feb. 8, 2012
 - New district lines must be drawn well in advance of Feb. 8, 2012

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Redistricting Fallout

General Assembly Districts

- Probably won't change much
- Redrawing Republican lines

Congressional Districts

Who's on the Chopping Block? – Who Isn't!!

- Kucinich & Kaptur
- Sutton & Ryan
- Austria & Turner
- Schmidt & Everyone
- Gibbs & Johnson

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For more Legislative Information

http://ohiorealtors.org/public_policy/index.aspx

- Contact Your Legislator
- Latest News
- Key Legislative Issues
- Ohio Issues Mobilization
- RPAC



OHIO
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