



Government Affairs Policy Manual

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Housing

Affordable Housing, Homelessness, and Streamlining Housing Development

Issue: Housing Supply

Background:

The Sacramento Region was one of the hardest-hit areas throughout the nation during the economic recession and housing crash of 2007-2009. Home values went below the hard costs of construction. This rare phenomenon caused a drastic reduction of home construction for many years, yet the numbers of people coming to the Sacramento region continued to grow significantly during this time. As the Sacramento Region moved out of the recession and construction began again, there was pent-up demand for housing that still significantly outpaced supply.

Additionally, several economic factors put additional pressure on the local housing market during and after the COVID-19 pandemic. When major employers shifted Bay Area workers to telecommuting from home, many moved into the region for more spacious and affordable homes, further impacting the already tight housing market.

Rationale:

We encourage housing to be developed that includes diverse living options available at different income levels and living situations to productively combat the housing shortage and homelessness issues we face in Sacramento. The Sacramento Association of REALTORS® (SAR) continuously supports proposed legislation that creates more supply for all income levels and promotes affordable housing throughout the Sacramento region. We also maintain our voice of support for local and state budgets to continue to finance more construction and housing resources.

The Sacramento Region, like much of California, is experiencing a rapid increase in housing costs and homelessness. To provide homes and shelter for various individuals with differing needs throughout the Sacramento Region, we support the housing first principles. The only effective solution to housing availability and affordability is for housing supply to satisfy demand.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) encourages policies that streamline the development of affordable, infill, and diverse housing types. SAR strongly supports increasing the supply of and types of housing available throughout the region, including but not limited to subsidized, market rate, workforce housing, rapid re-housing, and emergency shelters coupled with necessary services.

Issue: Low-Income Housing Requirements

Background:

The Sacramento Region was one of the hardest-hit areas throughout the nation during the economic recession and housing crash of 2007-2009. Home values went below the hard costs of construction. This rare phenomenon caused a drastic reduction of home construction for many years, yet the numbers of people coming to the Sacramento region continued to grow significantly during this time. As the Sacramento Region moved out of the recession and construction began again, there was pent-up demand for housing that still significantly outpaced supply.

Additionally, several economic factors put additional pressure on the local housing market during and after the COVID-19 pandemic. When major employers shifted Bay Area workers to telecommuting from home, many moved into the region for more spacious and affordable homes, further impacting the already tight housing market.

Rationale:

Sacramento is in dire need of additional housing supply, and there are many different ideas of how the region will achieve its local housing targets. One solution usually offered is to require housing developers to devote a certain percentage of housing units in a new subdivision or apartment building for low-income residents. Forcing affordable housing into neighborhoods without necessary transportation and resources for the success of its residents is not a helpful long-term solution. Alternately, an in-lieu fee allows local jurisdictions to use the fees to support affordable housing projects and include the resources that meet the specific needs of its residents.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) advocates for policies that help develop affordable, infill, and diverse housing types. SAR strongly supports increasing the supply of and types of housing available throughout the region, including but not limited to subsidized, market rate, workforce housing, rapid re-housing, and emergency shelters when they include the necessary services.

Homeownership

Issue: Promoting Homeownership

Background:

Homeownership is synonymous with the "American Dream." More importantly, homeownership is linked to long-term community benefits, stability for families, and strengthens the economy.

Rationale:

Homeownership offers many benefits for the owner over time. Owning a home is the fastest way to build asset wealth and provide stability for neighborhoods. As a home builds equity, it gives the homeowner a path to long-term savings to build wealth and provides a safety net for unexpected costs. Homeowners are more invested in their communities and property improvements. The most immediate benefits that homeowners see are the tax savings and predictability of the expenses over time by stabilizing their housing costs.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) has a mission to continuously promote homeownership and encourage residences in the region to explore their ability to purchase a home. SAR supports programs and policies that increase homeownership awareness and financial literacy in the Sacramento region. Additionally, SAR protects and promotes policies that preserve private property rights.

Housing Inventory

Issue: Accessory Dwelling Units (ADUs)

Background:

The Sacramento Region was one of the hardest-hit areas throughout the nation during the economic recession and housing crash of 2007-2009. Home values went below the hard costs of construction. This rare phenomenon caused a drastic reduction of home construction for many years, yet the numbers of people coming to the Sacramento region continued to grow significantly during this time. As the Sacramento Region moved out of the recession and construction began again, there was pent-up demand for housing that still significantly outpaced supply.

Additionally, several economic factors put additional pressure on the local housing market during and after the COVID-19 pandemic. When major employers shifted Bay Area workers to telecommuting from home, many moved into the region for more spacious and affordable homes, further impacting the already tight housing market.

Rationale:

The Sacramento Region, like much of California, is experiencing a rapid increase in housing costs and homelessness. As the Sacramento region continues to face a very major housing shortage, accessory dwelling units (ADUs) provide a valuable addition to our locality's housing stock. ADUs add value to homes and provide additional income opportunities for the owner. The only effective solution to housing availability and affordability is for housing supply to satisfy demand. ADU development can make an immediate and significant positive impact on the region's housing shortage.

SAR Policy:

The Sacramento Association of Realtors® (SAR) supports ADU development, given that it is not contingent on the owner occupying the primary residence. SAR opposes any local ordinances that adopt restrictive requirements on the construction of ADUs, which tend to delay or prevent construction altogether. SAR supports easing some of these barriers to developing accessory dwelling units by streamlining the permitting and building process.

Private Property Rights

Issue: Private Property Transfer Fees

Background:

Private property transfer fees are a problem for the industry because often they are assessed by a developer for an excessive number of years or even in perpetuity. These fees can be prohibitively expensive for homeowners and buyers. Additionally, there is no guarantee that the funds will pay for projects that directly benefit the burdened property or surrounding community. The nonprofit organizations that receive private transfer fee funds are not required to account for independent oversight. As of September 2014, 43 states prohibit private transfer fees in most situations.

Rationale:

The requirements for disclosing private property transfer fees for development are limited at best. They can be masked by a developer by not applying to the first buyer but only to subsequent buyers.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) opposes private property transfer fees and similar imposed fees against a property without the property owner's consent that does not materially benefit the property.

Issue: Transfer Taxes & Fees

Background:

A transfer tax is a tax imposed by states, counties, and/or cities to transfer a real property title from one person (or entity) to another within the jurisdiction. The buyer, seller or both parties pay the tax upon transfer, based on the property's sale price. The California Documentary Transfer Tax Act allows counties to charge transfer taxes up to 55 cents per \$500 of property value, which equates to a tax rate of 0.11%. Only charter cities can levy taxes without the need for specific State authorizing legislation. These taxes essentially serve as revenue-generating mechanisms for local and state governments at the cost of property owners, which increases property costs.

Rationale:

Any increase in transfer taxes or costs to either the buyer, seller, or both makes housing less affordable and, therefore, out of reach for more potential homeowners. Housing is already getting out of reach for many. Increased costs to the transaction will only make it less affordable, therefore adding more barriers to homeownership.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) opposes any policy that unnecessarily burdens a real estate transaction. Transfer taxes can be very harmful to both buyer and seller and can potentially deter sales.

Issue: Retrofit Enforcement at Time of Sale

Background:

The Sacramento region has continued to adopt aggressive greenhouse gas emission goals that get in front of State mandates. As a result, policy discussions focus on enforcing these goals through mandates on businesses and the general public. One recurring mandate recommended for achieving compliance in the built environment is time of sale requirements. While SAR fully supports greenhouse gas reductions, time of sale retrofitting of homes is not the way to efficiently achieve compliance targets.

Rationale:

Over 25 years, only an estimated 22% of homes change hands, and this is likely to include homes already satisfying the time-of-sale goal. Time of sale is a highly ineffective method to achieve policy outcomes and adds significant cost and delay to home sales. A retrofit or upgrade cost can vary based on what work needs to be done and is often an extreme burden placed on the seller. A large portion of sellers do not have the financial ability to retrofit their homes as they may be in dire need of money or have limited equity in the home. The worst-case scenario is that a time-of-sale policy prevents a home sale entirely, possibly forcing the seller into foreclosure.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) opposes retrofitting or upgrading policies enforced at time of sale. SAR supports working with local jurisdictions, utilities, contractors, and manufacturers to find retrofit solutions that achieve GHG reduction goals that focus on consumer education and effective customer-based incentive programs.

Issue: Property Assessed Clean Energy (PACE) Loans

Background:

PACE loans are a way to borrow money for green energy home improvements with no down payment required. The county government enables the loan, and it becomes part of the homeowner's property tax bill with a repayment period of 5 to 25 years. The loan runs with the land instead of the original borrower. PACE loans are often promoted by private contractors' door-to-door who can complete the work. Local governments make PACE funding available, then the contractor will be paid by the third-party organization providing the PACE loan, such as Renovate America, Ygrene Works, and Renew Financial. It has become common practice to create PACE loans to fund projects such as new roofs, patio covers, and decorative landscaping that are only marginally related to energy conservation. Contractors working with PACE loan originators often significantly overcharge their captive audience.

Rationale:

PACE loans are secured by the home, meaning that if the property owner fails to make payments, it is possible to lose the house in foreclosure. If a homeowner still owes money on a PACE loan and decides to sell their home, the buyer will assume responsibility for the loan. However, most secondary lenders will not buy a loan with a pace loan encumbering the property, so it ends up having to be paid off to allow escrow to close. Paying off a loan early usually has significant prepayment penalties associated with this loan product which often do not decrease through the life of the loan. PACE loans are not considered mortgages, so the lender escapes the strict limitations on prepayment penalties that apply to mortgages in California.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) encourages members and their clients to do extensive research before taking out a PACE loan. For the right consumer they may present a good opportunity to decrease their home's greenhouse gas emissions. SAR recommends comparing other types of loans, which may have lower interest rates and no prepayment penalties. Always speak directly to the lender from the program, get quotes from multiple contractors, and understand the terms to which the homeowners are agreeing. It is also vitally important to understand what a prepayment penalty is and if this is part of any loan you may consider.

Issue: Vacant Lots & Buildings

Background:

In order to prevent vacant lots and buildings from becoming blighted in local neighborhoods, cities and counties often put fee and registry ordinances into place. Over the years, SAR has met with Code Enforcement Officers to work out a better option, as fines and registries become extremely burdensome on land and homeowners. The policies become even more frustrating when government-owned properties are not held to the same standards or required to pay the same fines when they are not maintained.

Rationale:

The Sacramento Association of REALTORS® (SAR) and our members support healthy and sustainable standards for vacant properties. Often the challenge becomes, how do you separate the bad actors from the responsible owners who are doing their best to maintain their property? Often most owners would remedy the situation if it was communicated by Code Enforcement with a time frame to correct before fines are issued. When there is no communication before penalties are implemented and increase exponentially, they appear to be a revenue-generating mechanism.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) understands the need to keep vacant lots and buildings clean for our communities' health, safety, and wellness. However, SAR opposes policies that selectively enforce these policies and encourages policies promoting open communication and an opportunity to correct as it relates to vacant properties over policies that are overly punitive to the property owner trying to maintain their property.

Issue: Fire Preparation

Background:

Wildfires have continued to increase in scope in California and are expected to remain on the rise. As a result, the government has tried to develop laws that place restrictions on homeowners to help fend off fires.

Rationale:

Sacramento is near many high-risk fire areas. However, most of our region is not in designated fire zones. The burden of preparation primarily falls on homeowners, often in onerous ways.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) supports reasonable measures to combat the spread of wildfires, but not at the expense of individual property rights.

Rental Programs

Issue: Rent Control

Background:

Lack of affordable housing may cause jurisdictions to consider rent control. The root of this problem is basic supply and demand economics; prices are high because supply is low. To tackle this problem, local jurisdictions should look for ways to provide additional rental housing, not enact rent control; the increased supply will cause prices to stabilize naturally. Rent control ordinances have substantial administrative costs. An entirely new bureaucratic system must be developed to register rental housing and create detailed information to set rental rates. Doing this requires fees from the housing providers and money from taxpayers and municipal authorities, none of which creates additional housing. Fees imposed on housing providers create upward pressure on rents. This process has been costly in cities that have implemented rent control boards, causing financial hardship for entire communities.

Localities that have enacted rent control have typically experienced a decline in the quality of their rental housing stock as housing providers have stagnated revenue for improvements and maintenance, as well as a decrease in the quantity of available inventory. Fewer units return to the market under rent control as tenants stay longer than they would otherwise.

Rationale:

Rent control ordinances do not guarantee the rent-controlled units go to those in need. There is plenty of evidence that these units are rented to those that the housing provider would prefer to rent for an extended time, leaving room for wage and other kinds of discrimination. The better policy for affordable housing would be to subsidize units for those with a proven need. We must support further development of affordable housing, as increasing supply is the only way to combat the housing crisis. Once implemented, evidence shows it curtails new construction, harms the quality of existing housing stock, and decreases the number of units returning on the market. Builders and investors tend to avoid constructing new developments in jurisdictions with rent control policies, as there are many nearby areas where they could build instead. Ultimately, rent control causes supply to stagnate and the shortage of available rental housing to increase. When strict rent caps are enforced, housing providers are more likely to raise rents to the maximum amount allowed every year.

Additionally, just-cause eviction has good intentions, but it infringes on private property rights. Often, housing providers cannot evict problem tenants that are detrimental to other tenants in the development, therefore working against the interest to protect tenant's safety.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) opposes rent control that involves strict rent caps, just cause eviction, or both. SAR supports reasonable tenant protections, as long as they do not overstep and cause undue hardship on the parties.

Issue: Rental Housing Inspection Programs

Background:

In response to continuous complaints from residents about serious life, health, and safety violations in rental housing units throughout the County in 2008, the Sacramento County Board of Supervisors unanimously passed the Rental Housing Registration and Inspection Ordinance, which requires mandatory participation for rental properties within the County. The purpose of this code is to proactively identify blighted and deteriorated rental properties and ensure the rehabilitation or elimination of housing failing to meet minimum Building, Housing, and exterior site maintenance standards and codes. The purpose of this program is to ensure that residents of rental units are afforded habitable, safe, and sanitary housing. The goal of the program is to inspect all rental units within a 5-year cycle.

The Rental Housing Inspection Program (RHIP) was designed to inspect all residential rental properties within the unincorporated area of Sacramento County on a routine and comprehensive basis to ensure the rental unit's overall quality meets the requirements of the Health and Safety Code. The program includes educating property owners, property managers, and tenants about those requirements.

Each rental property is required to be registered with the program. Should the property consist of multiple parcels, a separate registration form is needed for each parcel. Properties not registered are subject to administrative penalties. The Sacramento County Code 16.20.900 allows for property owners who meet the minimum requirements to self-certify their properties. The property owner can request inspections conducted by Code Enforcement. Cost recovery fees may be applied for violations.

Rationale:

The Sacramento Association of REALTORS® (SAR) worked with the County and City of Sacramento to help develop the RHIP. SAR's goal was to ensure a program protected both the interests of the housing provider and the tenant, proving more successful overall when everyone is happy to participate and work together.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) understands the need to punish bad actors who allow their properties to deteriorate and become a danger to tenants. However, SAR is opposed to enhancing the existing program if it proves burdensome to the average housing provider. We support programs similar to the ones currently carried out by Sacramento County and the City of Sacramento.

Insurance

Issue: General Flood Protection

Background:

There are many flood-prone areas in the Sacramento area, including Natomas, Greenhaven-Pocket, and the Delta. Flooding in the Sacramento region would not only jeopardize thousands of lives but cause billions of dollars in damages, which would devastate local homeowners and the regional economy.

Rationale:

The Sacramento Region is the second most flood-prone area in the United States. For this reason, we support that the highest flood protection level possible be attained.

SAR Policy:

The Sacramento Association of Realtors® (SAR) supports efforts to improve levees and flood protection for the greater Sacramento area.

Issue: Flood Protection Development Fees

Background:

Assessments and fees on local property owners will raise the matching funds necessary to receive federal dollars to assist in achieving 200-year flood protection. Without doing this, there can be no guarantee of attaining increased flood protection in an accelerated way.

Rationale:

When most of North Natomas was built, flood insurance was not required. At the time, officials believed our levies were sufficient to protect our region from flooding. Consequently, thousands of people bought homes, not knowing they were in a dangerous flood area. Post-Katrina standards of flood insurance and protection changed nationwide. Individuals who choose to build or live in flood-prone areas should pay most flood protection improvements because they will gain the majority of the benefits.

SAR Policy:

The Sacramento Association of REALTORS[®] (SAR) supports development fees for new development in flood plains. It promotes local property owners voting to assess fees on their property to improve local flood protection.

Issue: National Flood Insurance Program (NFIP)

Background:

In a flood-prone area such as Sacramento, a major flood would have disastrous effects on people's lives, the regional economy, and the real estate market. If rental properties cannot receive coverage and a flood were to occur, renters would be disproportionately affected. If housing providers cannot make the necessary repairs in a timely manner, the result would be taking rentals off the market. Since rental properties account for approximately half of the total housing units in the City of Sacramento, this would cause the supply of available rentals to decrease. Subsequently, prices for remaining rentals would increase, creating potential financial hardship for renters. The similar impact of owner-occupied properties causes more competition for the rental properties.

Rationale:

Flood insurance is crucial to the Sacramento Region, and when the availability of NFIP coverage lapses, transactions on flood-prone properties cannot close escrow. Ultimately, this prevents buying and selling of homes, which is pivotal to our housing market.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) supports the National Flood Insurance Program (NFIP) insurance system and believes it should be authorized on a continuing long-term basis. Flood insurance coverage for second homes, vacation homes, or rental properties should remain available as it is vitally important to a sustainable housing market.

Regional Air Quality

Climate Strategy

Issue: Regional Climate

Background:

The Sacramento region faces an ambitious state-mandated per capita greenhouse gas reduction target of 19 percent by 2035 for the upcoming Metropolitan Transportation Plan/Sustainable Communities Strategy. Many leaders in Sacramento, including SMUD, are approaching even more ambitious climate goals, including being carbon neutral by 2030. Under state law, all of California's power must come from carbon-neutral sources by 2045.

Rationale:

SAR wants to positively contribute to the efforts made by our region leaders to decrease our carbon footprint on our environment. The Sacramento region must work in partnership with other players to support new and innovative housing and transportation projects that will help the region and the State achieve these climate goals. SAR promotes progressive and creative efforts that will help reach our region's climate change goals without negatively affecting our members and those they serve while also improving the region as a whole.

Policy:

The Sacramento Association of REALTORS® (SAR) supports the regional efforts to reduce greenhouse gas emissions to match statewide and local reduction goals, as long as the enforcement mechanism is not scientifically impractical, economically unsupportable, materially wasteful and/or abusive of private property rights.

Issue: Infrastructure & Transportation

Background:

The Sacramento region is fast-growing and continues to face a significant shortage of housing. There has been a considerable influx of people moving from the Bay Area due to the Bay Area's high cost of living and lack of affordable housing. There was pent-up demand for housing coming out of recession, which is now starting to be constructed. Still, there continues to be significantly more demand than supply in the Sacramento area. The region is also experiencing aged infrastructure and the deterioration of streets, impacting home values and quality of life.

Rationale:

The aging infrastructure of the region usually falls onto the developer for the necessary upgrades. When the region comes together to develop cohesive plans with local government, we will see more accessible funds going to complete streets, active transportation, and building the sustainable communities we all want to see in the greater Sacramento area.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) supports the visions and funding for projects that support and build long-term healthy and sustainable communities. Improving our aging infrastructure and increasing transportation, especially when combined with infill development, will help our region thrive.

Programs

Issue: "Check Before You Burn"

Background:

Programs like Check Before You Burn through the Sacramento Metropolitan Air Quality Management District (SMAQMD) decrease the number of toxins in the air during winter months which helps individuals sensitive to air quality. Educational programs, rather than mandates banning wood-burning stoves, are a more efficient policy. Teaching people about what days they should refrain from using fireplaces, what kind of wood to burn, and the importance of regular chimney sweeping can significantly decrease the amount of pollution caused by fireplaces without unnecessary mandates.

Rationale:

Residents want to support the environment. The success of Check Before You Burn shows that voluntary education programs effectively promote safe and environmentally friendly ways of using fireplaces that consume fossil fuels.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) strongly supports "Check Before You Burn" and similar education efforts.

Appliances

Issue: Fireplace/Stove Retrofits

Background:

While wood-burning does produce pollution, programs like Check Before You Burn are a more efficient way to curtail particulate matter than banning fireplaces. The typical fireplace owner enjoys building a fire a few times a year because of the warm ambiance and homey feeling it creates. In some homes in our region, wood burning is the most cost-effective way to heat a home in the winter.

Rationale:

Requiring fireplace retrofits would entail a significant expense to homeowners, reducing the total equity they have in their home. Banning this practice could create a financial hardship for those who cannot afford to heat a home with electricity or natural gas and must rely on wood heat.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) does not support mandatory fireplace retrofitting or an outright ban on fossil fuel burning stoves.

Issue: Electrification of Residential Housing

Background:

Electrification has been presented repeatedly to the community as a time of sale retrofit for older homes. SAR strongly opposes this strategy (*see Policy on Point of Sale*), as it is highly ineffective and inefficient. However, SAR is not opposed to an all-electric approach for new construction or offering incentives for homeowners to voluntarily replace natural gas appliances with electric appliances and develop the infrastructure needed to support electrification.

Rationale:

Increasing the use of non-fossil fueled appliances when feasible for the homeowner will decrease greenhouse gas emissions. However, this should not be enforced through mandates that burden property owners. It is inappropriate to tell a homeowner that they must replace an appliance that still has many years of useful life without compensating them for the significant cost involved.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) supports the regional efforts to reduce greenhouse gas emissions to match statewide and local reduction goals, as long as the enforcement mechanism is not scientifically impractical, economically unsupportable, materially wasteful and/or abusive of private property rights.

Local School Districts

Issue: Local School District & Financial Stability

Background:

The importance of a local school district under local control is essential to having a quality and responsive education system. When a local school district faces significant financial difficulties, it poses a real threat that the State Board of Education will step in to take control away from local authorities and provide interim funding to the local school district. If that were to happen, the State would continue to operate the school system for a minimum of twenty years. During that time, the emphasis will primarily be on fiscal conservancy rather than enhancing the quality of the education experience.

Rationale:

The Sacramento Association of REALTORS® (SAR) recognizes the negative impact on both education and the value and desirability of housing stock in the event of a failed school system. SAR believes that it is in the best interest of all involved, including the students, that the parties' resolve the financial challenges at the local level.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) policy is that we do everything reasonably necessary to encourage local parties to come together to resolve issues. It is also SAR policy that our local members be educated on the local school districts' critical issues in our jurisdiction by informational communications published by SAR staff. SAR staff is authorized to communicate as appropriate, educate the public on the impacts of a failed school system on property values, and encourage all parties to work together to resolve a crisis under local control.

General Industry Practice

Industry Regulations

Issue: Banks in Real Estate

Background:

If financial entities were allowed to enter the real estate industry, they would hold an incredible advantage over traditional real estate brokerage companies with a near monopoly on the housing industry. The real estate industry is characterized by many attributes of a market economy: free competition, market efficiencies, and ease of entry. Banks are not held to these free-market standards, and it would eliminate competition in the industry. Allowing banks to participate in real estate transactions would eventually lead to cost increases to consumers because competition drives down prices. On March 11, 2009, the Omnibus Appropriations Bill, H.R. 1105, was signed into law. With it, a declaration that going forward, neither real estate brokerage nor real estate management can be classified as a financial activity.

Rationale:

The economy of the United States depends on a healthy real estate market and a strong banking industry. Banks should serve as the impartial provider of the credit necessary to complete a real estate transaction. Allowing banks to participate in real estate transactions would leave consumers fewer choices. Real estate agents may be pressured to put the parent company's interests and shareholders over home buyers and sellers.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) believes that banks should be prohibited from entering real estate. By nature, banking is a financial activity, and real estate is a commercial activity. Congress has affirmed this fact since the great depression; the two must remain separate. SAR must remain vigilant to ensure that no inroads are made to weaken the position taken in HR 1105.

Issue: Real Estate Signs

Background:

Time, place, and manner restrictions on the placement of real estate signs are essential to keep communities vibrant. Sometimes it can take seven or more signs to direct people to an open house deep within a subdivision. As long as these signs are only up for the duration of the open house, are placed on private property with owner permission, and are out of the public right of way, the Sacramento Association of REALTORS® believes they need to be allowed. Different cities have different rules regarding distance and length of time the signs may be up and where they can be placed. Our members must check our website to understand what is authorized so that they follow local requirements.

Rationale:

Appropriately advertising a property for sale helps speed up the sale and keeps homes occupied, which helps to dissuade blight and increase homeownership. Real Estate signs are an indispensable tool in marketing a property. These signs allow an agent to effectively market a property and serve as a critical directional aid when conducting an open house. However, keeping open house signs out of the public right of way is an important safety issue.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) believes it is critical that the reasonable placement of real estate signs is essential to the successful marketing of real property. But it is also vital that local jurisdictions can make reasonable time, place, and manner restrictions on signs. Keeping open house signs out of the public right of way and not allowing an overabundance of signs that are not removed after use is important to maintain an attractive community. It is the policy of SAR to work with local regulatory agencies to balance these interests and allow the reasonable and appropriate use of real estate signage.

Issue: Intolerance Policy

Background:

The World has a history going back millenniums of intolerance between peoples toward one another. Discrimination has caused much trouble both between individual people and rising to be the leading cause of significant wars throughout the World. The public expression of this intolerance rises and falls based upon responses to other pressures in the local environment.

Rationale:

As a trade association that focuses on Fair Housing and ethical treatment of others, it is incumbent upon SAR to take a stand rejecting these acts of intolerance.

SAR Policy:

The Sacramento Association of REALTORS® (SAR) policy is that we take a strong stand in rejecting intolerance in all its forms.

Water Rights as it Relates to Property

SAR Statement –

The Sacramento Association of Realtors® (SAR) recognizes the responsibilities inherent in the development of property, including preservation of surface and subsurface water quality in the greater Sacramento Region. Clean water is essential to a healthy environment, a growing economy, and vibrant neighborhoods, and must be protected by the housing industry without infringing upon the rights of property owners.

SAR encourages the responsible use and management of the region's water resources so that residential, commercial, and industrial development can proceed without degrading the region's natural waterways and without unreasonable regulatory encumbrances that would inhibit development throughout the greater Sacramento region.

SAR supports the development and adoption of comprehensive water resource policies designed so that, when implemented, meet the needs of residents and the requirements of private water providers while respecting the existing legal rights of real property owners.

SAR supports voluntary, market-based solutions to address excessive pollution and degradation of the waterways while minimizing unnecessary regulations, costs, and uncertainty for property owners and buyers