

➤ **Governmental Affairs, one of key services offered by the Association, provides members with professional representation before local governments through a full-time Governmental Affairs Department.**

➤ **It is the objective of the membership, who authored the governmental policies, that the policies be implemented as a proactive means to promote the protection of private property rights and to ensure the REALTOR® right to conduct business.**

➤ **The objective of the policies is to increase REALTOR® presence within governmental entities and with the public, influence change when appropriate to ensure the continued protection of property rights, and support comprehensive community planning.**

➤ **CCAR members meet regularly to ensure the governmental actions of the Association meet the needs and concern of the REALTOR® members.**



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CLARK COUNTY ASSOCIATION OF REALTORS®

# LEGISLATIVE AND GOVERNMENTAL AFFAIRS PROGRAM

**PROTECTING YOUR RIGHT TO DO BUSINESS**

**NEVER DOUBT THAT A SMALL GROUP OF THOUGHTFUL,  
COMMITTED PEOPLE CAN CHANGE THE WORLD;  
INDEED IT'S THE ONLY THING THAT EVER HAS!**

**-MARGARET MEAD**

# 2002-2003 GOVERNMENTAL AFFAIRS PROGRAM

## REALTOR INVOLVEMENT

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

**Governmental Bodies:** Encourage the recruitment of CCAR members to join and monitor local, city, county, and regional bodies

**OTHER ENTITIES:** Encourage the recruitment of CCAR members to join and monitor citizen and business organizations, i.e. regional neighborhood associations, local neighborhood associations, and to seek appointment to citizen participation committees.

## MEMBER EDUCATION

Expands membership knowledge of governmental affairs through the following:

- Member orientation;
- Speakers;
- Newsletters;
- Direct e-mail;
- Educational programs and meetings;
- Calls to Action;
- Brokers and Designated REALTORS® ;
- Other.

## COALITIONS

Work, when common ground exists, with other organizations to:

- Ensure and maintain housing that is affordable;
- Promote private property rights;
- Oppose undue intervention by governments in the affairs of private property owners;
- Protects REALTORS®' ability to do business.

## TRANSPORTATION

Promote appropriate means of transportation in the region including, but not limited to:

- Highways and streets;
- Bike/Pedestrian pathways.

## ECONOMICS

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

- SDC's;
- Land Costs;
- Utility Regulation/Deregulation;
- Alternative Energy Sources.

## 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);
- Infrastructure;
- Permit processing and time frames.

## LAND USE

Inform membership as to potential impacts resulting from statewide land use actions affecting the local area.

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 diminishment of use or loss of private property without just compensation.

## ZONING

Evaluate for action the implementation of regional environmental zoning codes and their effect.

## LOCAL GOVERNMENTS

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

Familiarize, on an ongoing basis, local and regional public officials and employees about CCAR positions and policies.

## TAXES

Evaluate and promote alternatives to niche taxation/fees.

Support the continued prohibition of real estate transfer taxes.

Oppose construction excise taxes.

Oppose legislation that creates inequitable taxes.

## WATER

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.

## REALTOR® POLITICAL ACTION COMMITTEE

RPAC was established to help elect candidates at the federal, state, and local levels who are supportive of the free enterprise system and private property rights.

Locally, the RPAC Committee raises money, coordinates candidate interviews, and recommends support to those candidates who support the REALTOR® beliefs. RPAC involves itself in local (City/County), state and federal races.

