



DULLES AREA REALTORS® POLITICAL ACTION COMMITTEE

# LEGISLATIVE MATTERS

*An update on local, state and federal issues of interest to the real estate industry.*

Dulles Area Association of REALTORS® Government Affairs Newsletter

Spring 2017

## AROUND LOUDOUN COUNTY



**Forum on Conservation Easements.** Did you know that over 7,500 acres of land in nine counties in Virginia were protected in 2016? Do you know the value a conservation easement has on property values? You will learn the answers to these and many more questions at DAAR's Forum on Conservation Easements. Join us on April 20, 2017 from 10:00 – 11:30 a.m. to learn more. Visit [www.dullesarea.com](http://www.dullesarea.com) to Register.

**Real Estate Open House Signs – Back to the Drawing Board.** County staff's proposed changes to the regulations governing temporary signs is being returned to the County's Transportation and Land Use Committee for discussion at its May meeting. County staff's original proposal would limit the number of temporary signs – including real estate Open House signs – to just one per property. DAAR staff worked hard to prevent this reduction from being implemented and alerted the Board of Supervisors to the negative impact this could have on the real estate industry. The Board of Supervisors responded and directed County staff to come up with another proposal. DAAR staff will continue to work with the County on this issue.

**Forum on Real Estate Signage.** Given that changes to the Loudoun County sign ordinance are incomplete, DAAR has rescheduled the Forum on Real Estate Signage to October 2, 2017. The Forum will include information on both Loudoun County and the Virginia Real Estate Board regulations. Panelists will discuss the licensee print advertising requirements established by the Virginia Real Estate Board and provide an overview of Loudoun County's sign ordinance, permitting procedures, and rules governing the placement of signs.



**Housing Summit.** Loudoun County is moving toward developing an affordable housing program. Of course, achieving the goal will take some planning and Loudoun County has taken an important first step by stating that this is a goal. Last year, the Board of Supervisors developed a Strategic Plan that included the goal of increasing the use of partnerships to provide affordable housing. Details to achieve this goal will be flushed out at a Housing Summit to be held later this summer or early fall.

In the meantime, County staff is taking steps to address County regulations that "impede or otherwise constrain the development of affordable housing" and DAAR is invited to be a stakeholder in this effort. Outreach meetings are tentatively scheduled to occur during the May/June timeframe. County staff also proposed funding for additional housing staff in the County's FY2018 Budget. Staffing decisions will be determined during the Housing Summit. Stay tuned for details.



### Silver Line Metro and County-Wide Comprehensive Development Plans.

Both of these Plans will guide the future of Loudoun County with respect to housing, land use, economic development, and a host of other issues surrounding growth and development. The Silver Line Metro Plan is on a slightly faster track and is limited to development in areas surrounding the future metro stations in Loudoun County. County staff anticipates presenting a proposal to the Board of Supervisors sometime in April. The Stakeholders Committee for the County-wide Plan ("Envision Loudoun") intend to have a preliminary draft ready for the Board of Supervisors sometime in June. DAAR will analyze each Plan to ensure the needs of the real estate industry

are being addressed. Meetings discussing each of these Plans are open to the public and DAAR encourages members to participate in the discussion. Visit the Silver Line Comprehensive Plan Amendment on the County's website for more information and [www.EnvisionLoudoun.org](http://www.EnvisionLoudoun.org) to find ways in which to get involved in the process.

## IN VIRGINIA

**Slow Down the Greenway Toll Increases.** Once again, Virginia General Assembly legislators were urged to address the ever-increasing toll rates on the Greenway. DAAR was not alone in this effort and the Virginia REALTORS®, the Northern Virginia Association of REALTORS®, lobbyists for Loudoun County, and the Loudoun County Chamber of Commerce joined in the fight. This Session, three bills were introduced, two of which would have given the SCC flexibility to approve or reject toll increase requests. The third bill would have required distance-based pricing of tolls. Unfortunately, the Session ended without legislation being enacted to help slow down the cost of the tolls. As you know, the latest toll increase went into effect in March 2017! Expect DAAR to continue working to get some relief for Greenway drivers.



**General Assembly Update.** All the bills advanced by the Virginia REALTORS® will be effective July 1, 2017.

Under HB2034, the standard “Red Flag” disclosure statements are renamed to “buyer to beware” statements. Two statements were added to advise purchasers to research whether the property is subject to underlying conservation or other easements, or a community development authority.

Changes were also made to the rules governing property and condo owners’ associations. HB2045, SB1231, HB2274, and SB1255 accomplish several things, including:

- Strengthen the requirement that resale disclosure packets be delivered within 14 days by permitting the Common Interest Community Board to impose up to \$1,000 penalty against the association for its failure to deliver.
- Associations cannot condition, limit or prohibit for sale signs other than limiting signs to those that are in compliance with the VREB regulations.
- Associations cannot require additional proof of representation from real estate licensees who are duly-authorized representatives of their clients.

Virginia REALTORS® were also successful in helping to ensure that tenants, new owners, and property managers have a smoother transition after foreclosure of a property. HB1623, SB991, HB2281, and SB966 allow the property management agreement and the tenant’s lease to continue on a month-to-month basis. Property managers will be able to transfer the security deposit to the new owner, rather than to the foreclosed upon owner, and will be allowed to collect rent. Tenants will be permitted to pay rent to either the new owner, property manager, or courts.



## AT THE NATIONAL LEVEL

**Time for Action.** Join DAAR members, along with thousands of other REALTORS®, at NAR’s annual Capitol Hill visits during the 2017 REALTORS® Legislative Meetings in Washington, D.C. from May 15-20, 2017. Issues to discuss with lawmakers include: tax reform, housing finance reform, health insurance reform, flood insurance reauthorization, and deregulation. For more information about these issues, visit: [www.realtors.org](http://www.realtors.org)

**NAR Analyzes the President’s Budget.** The FY2018 Budget was released by President Trump on March 16, 2017. NAR’s Issue Brief that highlights the proposal’s impact real estate is available at: <https://www.nar.realtor/articles/nar-s-analysis-of-the-president-s-budget>.



DULLES AREA REALTORS® POLITICAL ACTION COMMITTEE

- Do You Know DARPAC?
- Find out how to support the issues that matter most to your business.
- Visit <http://www.dullesarea.com/darpac/> to learn more!

## Elected Officials

### United States Congress

Congresswoman Barbra Comstock (R-10)  
Senator Tim Kaine (D)  
Senator Mark Warner (D)

### Governor of Virginia

Terry McAuliffe (D)

### Attorney General

Mark Herring (D)

### Virginia Senators

- Senator Dick Black (R-13)
- Senator Barbara Favola (D-31)
- Senator Jennifer Wexton (D-33)
- Senator Jill Vogel (R-27)

### Virginia House of Delegates

- Delegate Kathleen Murphy (D-34)
- Delegate Tag Greason (R-32)
- Delegate Jim LeMunyon (R-67)
- Delegate John Bell (D-87)
- Delegate Jennifer Boysko (D-86)
- Delegate David LaRock (R-33)
- Delegate Randy Minchew (R-10)

### Board of Supervisors

- Phyllis Randall, Chair, at-Large
- Ralph M. Buona, Vice Chair, Ashburn
- Suzanne M. Volpe, Algonkian
- Tony Buffington, Blue Ridge
- Ron Meyer, Broad Run
- Geary Higgins, Catoclin
- Matthew Letourneau, Dulles
- Kristen Umstatt, Leesburg
- Koran Saines, Sterling

## Contact Us

For questions or if you would like to get involved in DAAR’s legislative efforts:

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Contributions to Virginia REALTORS® RPAC are voluntary and are used for political purposes; they are not deductible for federal or state income tax purposes. Members may contribute more or less than the suggested amount and may refuse to contribute without reprisal. The National Association of REALTORS® or any of its state associations or local boards will not favor or disfavor any member because of the amount contributed. NAR has established state Federal RPAC Disbursement Allocations based on anticipated National RPAC needs. Thirty percent of all Major Investor contributions are sent to NAR to be applied to the Federal RPAC Disbursement Allocation and are charged against the limits under 2 U.S.C. 441a with the remaining seventy percent maintained for state and local usage. Decisions regarding Virginia REALTORS® RPAC contributions to meet the Federal RPAC Disbursement Allocation will be made throughout the fundraising year.