

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

Winter 2018

TAX REFORM AND YOU, YOUR BUSINESS, AND YOUR CLIENTS

DAAR will host a [Public Policy Forum](#) on the Tax Reform law to make you aware of the changes that will impact you as a REALTOR®, your business, and your clients. Details of the forum will be included in your weekly DAAR E-newsletter.

The President signed into law the “Tax Cuts and Jobs Act” on December 22, 2017. You may read more about the Tax Reform law means at: <http://dullesarea.com/2018/01/04/the-tax-cuts-and-jobs-act-what-it-means-for-homeowners-and-real-estate-professionals/>.

COMING SOON!
Public Policy Forum
on the
Tax Reform Law

Make sure you read the weekly DAAR E-newsletter for more details!



REALTORS® HELP SHAPE THE FUTURE OF LOUDOUN COUNTY. Loudoun County REALTORS® have a voice in drafting the policies that will guide development in our county for the next 20-25 years. The County is preparing to present a draft Comprehensive Plan to the public for input and **we want you to get involved!** Join with other DAAR members and participate in the public outreach sessions. DAAR will provide schedule updates and talking points for our members.

You may also attend one of the Comprehensive Plan Stakeholders meeting and watch the Plan as it is being drafted. Stakeholders meet every other Monday from 6:00-9:00pm at the county Government Center in Leesburg. For more information about the Comprehensive Plan and the Stakeholders Committee, visit <https://www.loudoun.gov/EnvisionLoudoun>.

SHORT-TERM RENTAL REGISTRATION. Are your clients interested in using their property for short-term rentals? If so, they may need to register with Loudoun County officials. Loudoun County plans to create a registration process for homeowners who provide short-term rentals in the county. The plan has two phases: 1) registration and taxation; and 2) zoning and public safety.

DAAR is working with county officials to ensure they understand that real estate licensees or people represented by real estate licensees DO NOT have to register. We will keep you posted on this issue. To learn more about the county’s process, visit <https://www.loudoun.gov/ShortTermRentals>.



Did you know that the REALTORParty has a new look? Visit the new REALTORParty.com website for the latest REALTORParty news.



On December 21, 2017, Congress extended the **National Flood Insurance Program** (NFIP) as part of the continuing resolution to keep the government open through January 19, 2018. NAR will continue working with Congress to ensure that the NFIP does not lapse while the Senate works on its version of the 5-year reauthorization and reform measure.



General Assembly Update. The Virginia General Assembly began its 2018 session on January 10th. The Virginia REALTORS®, along with several local associations of REALTORS®, including DAAR, are working to support the following legislative measures affecting the real estate industry:

Real Estate Team Legislation – Delegate Chris Peace (HB862)/ Senator Glen Sturtevant. Defines a “team,” requires teams be licensed, and requires contact information of the supervising broker be included in brokerage agreements.

Translation of Documents to Non-English Language – Delegate David Bulova (HB439)/ Senator Monty Mason. Authorizes a real estate licensee to refer a party to one or more translation services so the party can contract directly with a translation service of their choosing. In doing so the real estate licensee assumes no liability for inaccuracies made by the translator.

Earnest Money Deposits – Delegate Riley Ingram (HB864)/Senator Dave Sutterlein. Establishes in statute a right for disbursement of EMDs in accordance with the real estate purchase contract.

Broker Education/Post-License CE – Delegate Riley Ingram (HB864)/Senator Dave Sutterlein. Allocates 2 of the 8 hour broker education hours to specifically cover VREB and COV supervision requirements. Adds real estate finance to the existing curriculum.

COA/POA – Delegate David Bulova (HB923). Requires CICs (Homeowner/Property Owner Associations and Condo Associations) to: 1) provide a short summary of the information contained in the resale certificate or disclosure packet; and 2) deliver it at the same time as the Resale Certificate or Disclosure Packet. This summary will provide buyers with items that could affect their decision to purchase the property, such as: annual dues, special assessments, and restrictions (rental, parking/vehicular, pet, or architectural).

Acceptance of Rent with Reservation – Delegate Peace (HB855)/Senator Mamie Locke (SB197). Clarifies existing law by removing the requirement that the tenant be given a second notice of acceptance of rent with reservation after the eviction order has been granted.

Lexington Short-Term Rental Ordinance – Delegate Barry Knight (HB824). Requires the City of Lexington to comply with state law re: short-term rentals.

Clarification of Supreme Court Case – Delegate Marcus Simon (HB311). In an unlawful detainer case filed by a successor landlord, the general district court determines if there is a valid issue as to legal title of the property.

UPCOMING ADVOCACY OPPORTUNITIES

Comprehensive Plan Stakeholders Meeting, County Government Center (1/22, 2/5)

February 7 —Monthly DAAR Government Affairs Committee Meeting, DAAR (Guest speaker: Robert Wertz, Loudoun County Commissioner of the Revenue)

February 13-15— Virginia REALTORS Economic and Advocacy Summit. Register at: <https://www.virginiarealtors.org/events/2018advocacysummit/>.



DULLES AREA REALTORS® POLITICAL ACTION COMMITTEE

DAAR Advocacy. DAAR continues to advocate on your behalf with Loudoun County Supervisors, Virginia General Assembly members, and members of the U.S Congress. We appreciate the support of DAAR members and count on your help to advance issues that matter to the real estate industry. Your assistance helps DAAR to have a very active and robust Government Affairs program and to ensure that the REALTORS® voice is being heard.

Visit <http://www.dullesarea.com/darpac/> to learn more!
Support the issues that matter to your business. Support DARPAC!

Elected Officials

United States Congress

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

Governor of Virginia

Ralph Northam (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 David Reid (D-32)
- Delegate Karrie Delaney (D-67)
- Delegate John Bell (D-87)
- Delegate Jennifer Boysko (D-86)
- Delegate David LaRock (R-33)
- Delegate Wendy Gooditis (D-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, Catoctin
- 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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Visit us on the web at
www.dullesarea.com