

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 2018



Fair Housing Month

DAAR commemorates the 50th Anniversary of the Fair Housing Act of 1968 by providing our 1,500 REALTOR® and Affiliate members with the opportunity to learn more about Fair Housing and advocate for inclusion and diversity in our communities. April began with DAAR receiving a Fair Housing Act Resolution from the Loudoun County Board of Supervisors on April 3rd. On April 18th, DAAR held a two-hour course on Fair Housing. The month ended as DAAR partnered with the Loudoun County Department of Family Services to host an Open House for Landlords and REALTORS® on April 25th. Each week DAAR is publishing information about Fair Housing. Visit www.dullesarea.com for recent posts.

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Open House for Landlords and REALTORS®

Wed Apr. 25, 9-10:30AM

Shenandoah Building
102 Heritage Way, NE
Leesburg, VA

The Open House will feature an overview of Fair Housing Laws and County Housing Programs. Email housing@loudoun.gov to register.

How Do You Envision Loudoun?

Loudoun County needs to hear the REALTORS® voice as they continue to update the County's Comprehensive Plan. This plan will guide the future development throughout the County for the next 20-25 years! It includes sections on housing, economic development, and all three policy areas – suburban, transition, and rural. Six Public Outreach meetings are scheduled during the month of May and we want each of you to participate. Stay alert for emails from DAAR providing more information and talking points! Visit <https://www.loudoun.gov/EnvisionLoudoun> for the proposed schedule of outreach meetings.

Loudoun County Budget News

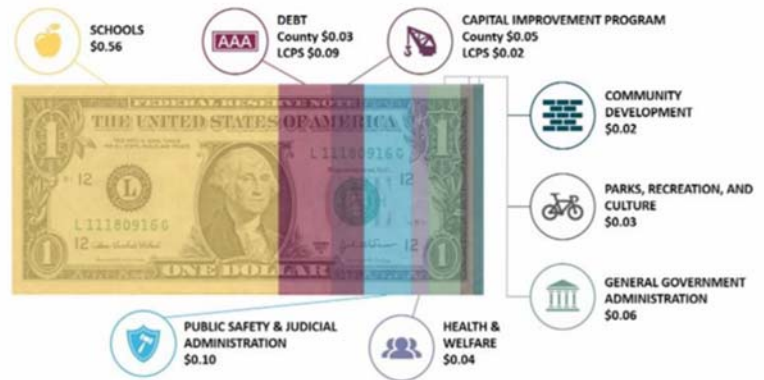
On April 3rd, the Loudoun County Board of Supervisors finalized the county's budget for Fiscal Year 2019 (FY2019). The \$2.64 billion budget provides funding for the Loudoun County government and public schools. The budget is based on the equalized real property tax rate of \$1.085, \$0.4 cents lower than the current tax rate of \$1.125. FY2019 begins July 1, 2018. Visit <https://www.loudoun.gov/budget> for details about the budget.

Loudoun County Increases the Number of Staff Dedicated to Housing

The County's FY2019 budget includes funding for three new positions to address one of the most critical needs in Loudoun County – how to provide housing that is affordable. Two of the three new spots will be housed in the Family Services Department and one will be housed in the County Attorney's office. While five new positions were originally proposed, DAAR is pleased to see the addition of a Housing Financier, Real Estate Specialist, and a dedicated housing attorney. Visit <https://tinyurl.com/yda33yy4> to learn more about DAAR's position on the establishment of these positions.

Your Tax Dollar at Work

FY 2019 Adopted Budget



Short-Term Rental Registration Update

If approved by the Board of Supervisors in May, Loudoun County staff will put in place a registration process for people who rent out a residential room or space for under 30 days at a time (a short-term rental). Beginning in July 2018, short-term rental owners will be required to provide information about their rentals to the County. While it will be free to register, there is a penalty of \$500 per violation up to \$5,000 total. Real estate licensees and people represented by a real estate licensee are exempted from registering. Visit <https://tinyurl.com/y8kzsqjc> to learn more about the County's efforts to regulate short-term rentals.

Dedicated Funding Plan for Metro Receives Final Approval in Virginia

Virginia will provide \$154 million a year to support the Metro transit system. On April 18th, the Virginia General Assembly approved funding Metro through a combination of existing sources, without an increase in the grantors' tax ("congestion relief fee"). Throughout the process of approving Metro funding, members of the Dulles Area Association of REALTORS® (DAAR), Northern Virginia Association of REALTORS® (NVAR), and the REALTOR® Association of Prince William (PWAR) worked very hard to minimize the impact on the real estate industry. To learn more details, visit <https://tinyurl.com/yd86zju5>.

General Assembly Update

The 2018 Virginia General Assembly was extremely successful for the Virginia REALTORS®. All of the bills on Virginia REALTORS® 2018 Legislative Agenda have been signed into law! These laws will become effective July 1, 2018 unless otherwise indicated.

Real Estate Team Legislation—Del. Peace (HB862)/Sen. Sturtevant (SB758). Defines a "team," requires teams be licensed, and requires contact information of the supervising broker be included in brokerage agreements. Effective Jan. 1, 2019.

Translation of Documents to Non-English Language— Del. Bulova (HB439)/ Sen. Mason (SB528). 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 (EMD)/Broker Education/Post-License CE—Del. Ingram (HB864)/ Sen. Sutterlein (SB514). Establishes in statute a right for disbursement of EMDs in accordance with the real estate purchase contract. Effective January 1, 2019, two of the eight-hour broker education hours will specifically cover VREB and COV supervision requirements. Real estate finance will also be added to the existing curriculum.

COA/POA—Del. Bulova (HB923). Requires CICs 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— Del. Peace (HB855)/ Sen. 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— Del. Knight (HB824). Requires the City of Lexington to comply with state law re: short-term rentals. The City has until Sept. 30, 2018 to come into compliance.

Clarification of Supreme Court Case— Del. 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.

Visit <https://www.virginiarealtors.org/advocacy> to read more about the 2018 Virginia REALTORS® Legislative agenda.

UPCOMING ADVOCACY AND OTHER OPPORTUNITIES

- Comprehensive Plan Stakeholders Meetings, County Government Center: April 30, Public Outreach meetings during the month of May; June 18, July 9
- DAAR Government Affairs Committee Meetings: May 2, June 6
- DARPAC Fundraising Committee Meetings: April 30, May 30, June 28
- 2018 REALTORS® Legislative Meetings & Trade Expo in Washington, D.C. May 14-19. Visit <https://www.nar.realtor/midyear.nsf/> to register for this annual event.



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

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 52 U.S.C. 30116 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.