DENVER METRO
ASSOCIATION OF REALTORS®

Denver Metro Association of Realtors®
Government Affairs Policy Positions

HOUSING & HOMEOWNERSHIP

HOMEOWNERSHIP

Position: Sustainable homeownership is the safest, most secure and stable form of shelter and provides an opportunity for generational wealth-building. Homeownership contributes to community and civic responsibility, economic prosperity, employment stability, family security and positive well-being.

Statement: We support local, State and Federal programs which assist those who wish to attain homeownership including programs to assist first-time homebuyers. We support plans that create a functioning housing ladder that transitions renters to homeowners such as the construction of "For Sale", missing middle housing. Affordable housing and inclusionary zoning policies should provide builders/developers with incentives. We oppose unreasonable mandates that drive up housing costs and push homeownership further out of reach.

RENTAL HOUSING

Position: Rental Housing is a strong component of the housing market.

Statement: We support regional and municipal policies that enable owners and managers to sustainably function as housing providers while also ensuring that tenants' rights are protected. We support the ability of a rental property owner to receive a fair return on the owner's investment and to be assured of recovering the owner's property after the term of a rental or lease agreement or if the tenant defaults on their obligation. We support repeal of existing rent control laws. We oppose any ordinance that imposes undue burdens on rental property owners.

HOMELESSNESS

Position: Shelter is a basic human need that requires multi-pronged solutions and input from a diverse cross-section of affected communities.

Statement: We support the housing first model and data-driven solutions should be used to implement policies that assist our unhoused neighbors in finding sustainable shelter.

FAIR HOUSING AND EQUAL OPPORTUNITY

Position: Fair housing laws that protect individuals from discrimination in the sale, rental, financing or advertising of housing that advance broader property ownership availability, accessibility and affordability in all communities.

Support: We support the Realtor® Code of Ethics that promotes strong enforcement of anti-discrimination laws.

PROPERTY RIGHTS

HISTORIC PRESERVATION

Position: Historic preservation offers a unique opportunity to preserve our past, but historic designation should not restrict an owner's property rights, impede a sale or future development opportunities.

Statement: We support voluntary preservation ordinances with specific guidelines and encourage historic tax credits or other economic incentives to accomplish preservation.

VIEW PLANE ORDINANCES

Position: While view planes can preserve mountain vistas and city views that enhance real estate values, excessive use of view plane ordinances has the potential to diminish the value of other real estate by restricting height and limiting density.

Statement: We support ordinances that promote density, enhance real estate values and preserve property rights. Proposed view plane ordinances must be carefully vetted to ensure they will not negatively impact future development or take away long-standing property rights.

SHORT TERM RENTALS

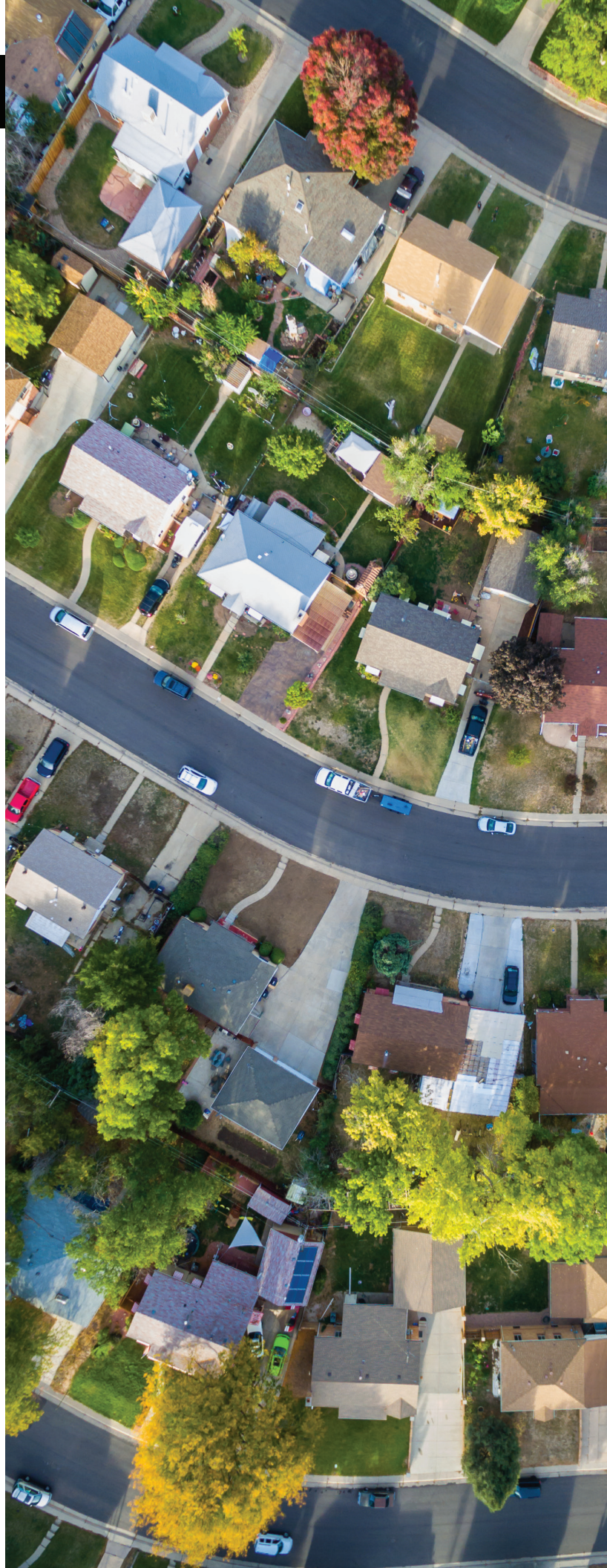
Position: Property owners should have the ability to use their home(s) for short term rentals so long as they abide by all applicable laws and regulations.

Statement: We support ordinances that protect owners' rights to offer short-term rentals without undue regulation or interference by local government. Short-term rentals should be classified as residential property, just as long-term rentals.

EMINENT DOMAIN

Position: Government must protect private property rights as described in the 5th and 14th Amendments to the U.S. Constitution—and not arbitrarily infringe on an individual's right to acquire, possess and freely transfer real property.

Statement: We support the government using eminent domain only when its actions can be justified to serve a real public use, offer persuasive, objective evidence to its citizenry and provide just compensation to property owners.



LAND USE & DEVELOPMENT

COMMUNITY DEVELOPMENT

Position: Real estate development addresses current and future housing needs, improves the economy, benefits the community and can enhance the natural and built environment.

Statement: We support the government's planning for future growth, which should include a commitment to diverse housing types, quality public facilities and services, a strong employment base and environmental protection. Measures that promote higher density and affordability can be beneficial, particularly around transit centers. Planning that respects property rights and considers future uses and needs must be done with substantial public input.

COMPREHENSIVE PLANS

Position: Comprehensive plans serve as guiding policies future growth; enabling adequate housing, commercial uses, infrastructure and transit without undue regulation and constraints.

Statement: We support comprehensive plans that allow property owners to have a fundamental right to determine the highest and best use of their land.

ZONING

Position: Zoning changes must be made with strong consideration for individual property rights and public input.

Statement: We support zoning changes that conform with locally adopted comprehensive plans and should consider property rights and ensure all property owners impacted by potential changes receive timely notice and explanation of the changes. DMAR generally opposes involuntary rezoning that may negatively impact property values.

ACCESSORY DWELLING UNITS

Position: Accessory dwelling units are increasingly recognized as an effective means of addressing the nationwide shortage of affordable rental housing.

Statement: We support well-crafted local laws and ordinances that accommodate the rights of property owners who wish to add an ADU and respects the neighborhood.

TAX-INCREMENT FINANCING

Position: Tax-increment financing is a valuable tool for urban renewal agencies and local governments.

Statement: We support tax-increment financing as a tool to stimulate private investment, create affordable housing, attract new jobs, eliminate blight, preserve historic assets and boost property values.

METROPOLITAN DISTRICTS

Position: Metropolitan districts are a valuable development tool used for a wide spectrum of projects including master planned communities and large, urban infill sites.

Statement: We support metropolitan districts' important role in development, particularly as it pertains to infrastructure for large-scale projects. Transparency is key in ongoing communications between metropolitan district boards and the residents they serve.

SPECIAL TAXING DISTRICTS

Position: Special taxing districts are an important tool that allow developers to deliver necessary public services which the county or municipality cannot otherwise provide.

Statement: We support special taxing districts because they provide essential services for their residents. Transparency is key within these quasi-municipal corporations and the residents they serve.

PERMITTING PROCESS

Position: Streamlining the permitting process can reduce delays, costs and barriers and create a more transparent and efficient workflow.

Statement: We support policies that streamline the entitlement approval process and promote land use for housing and community development.

TAXES & FEES

REAL ESTATE TRANSFER TAXES

Position: Whether as a general or earmarked revenue source, real estate transfer taxes and fees burden buyers and sellers when closing.

Statement: We support repealing existing transfer taxes and oppose new transfer taxes.

IMPACT FEES

Position: Impact fees must be imposed only when they are designated to make public improvements in the community where they are collected. Existing fees should be reviewed regularly for intent, fairness and sunset provisions.

Statement: We support local government efforts to reduce or eliminate impact fees for developments offering affordable housing. Impact fees on new developments are inevitably passed on to the purchaser, making homes less affordable.

POINT OF SALE MANDATES

Position: Government mandates must not require buyers, sellers, or Realtors®, at the point-of- sale, to perform inspections, retrofits or other actions that impose a financial burden. Point-of-sale mandates complicate, delay and add unnecessary expense to real estate transactions.

Statement: We support government efforts to incentivize homeowner behavior rather than mandate it.

TRANSPORTATION & MOBILITY

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Position: Public investment in transportation and mass transit infrastructure are necessary to relieve congestion, improve mobility and enhance property values and quality of life.

Statement: We support development of multimodal transportation systems so that citizens will have access to the type of transportation that best suits their needs. Communities should consider increasing pedestrian-friendly options and maximizing mobility.

ENVIRONMENT & SUSTAINABILITY

ENVIRONMENT

Position: We believe that access to safe and clean water, land and air is vital for both health and economic stability, serving as powerful drivers that enhance our community's appeal and prosperity.

Statement: We support public policies that consider best practices to preserve our environment. Proper restoration and revitalization of our environment, while respecting private property rights, improve properties and communities impacted by pollution and should include transparency through public disclosure and monitoring.

SUSTAINABILITY

Position: We support cost-effective strategies that facilitate a positive, voluntary market response to energy efficiency, resilience and sustainability, supporting the well-being of current and future generations.

Statement: We support optional, incentive-based approaches and education to assist property owners in making energy efficiency improvements. We oppose mandates that would incur a financial burden to property owners.

EDUCATION

SCHOOLS & EDUCATION

Position: We carefully vet and take positions on issues, such as bond and mill levy measures that impact schools. The Association does not provide endorsements in school board races but encourages open dialogue with school board members and candidates.

Statement: We support access to quality public schools, which play an integral role in building strong communities and are a major contributor to a healthy real estate market.

BUSINESS & REGULATION

SIGN ORDINANCE

Position: Signage is critical for the real estate industry. Realtors® have the right to advertise properties and use "For Sale", "For Rent" and "Open House" signs.

Statement: We oppose efforts which unreasonably restrict such activities.

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