



# NC REALTORS® LEGISLATIVE AGENDA 2019 – 2020



## PRIVATE ROAD MAINTENANCE AGREEMENTS

Throughout North Carolina, many homeowners do not know who is responsible for maintaining and repairing roads in their neighborhood. There is no comprehensive record of our road's maintenance responsibility until it is accepted by a local government or the North Carolina Department of Transportation. This situation has left an unknown number of roads in extremely poor condition, homeowners not understanding they must maintain them, and has delayed adoption of the roads by a governmental authority.

### NC REALTORS® POSITION

Develop a statewide roads database which clearly lists the road's classification and corresponding maintenance responsibility. Improve the requirements for developers to ensure that roads can be brought to NCDOT standards for future maintenance and accelerate acceptance by a governmental entity.



## HEALTH INSURANCE FOR INDEPENDENT CONTRACTORS

As independent contractors, REALTORS® cannot enjoy the group rates offered to traditional employees, multiplying the impact of rising insurance costs. REALTORS® across the state are currently forgoing needed coverage because of extreme deductibles and other coverage limitations. Federal regulations now allow policies to cover independent contractors who are members of trade associations, but state law still prohibits them.

### NC REALTORS® POSITION

Allow the creation of Association Health Plans to provide quality coverage options for independent contractors like REALTORS®.

## WHO WE ARE

NC REALTORS® is the leading real estate trade association in North Carolina, representing more than 45,000 members and 47 local associations covering the state's 100 counties. NC REALTORS® serves to promote the success of its members and enhance North Carolina's quality of life by promoting housing affordability and protecting private property rights. Founded in 1921, NC REALTORS® is headquartered in Greensboro, with its Government Affairs team based in its Raleigh office. Please visit [ncrealtors.org](http://ncrealtors.org) for more information.



## SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

The ability of an individual to rent their property is a fundamental right of ownership supported by years of caselaw. The rise of online platforms like Airbnb and VRBO have led municipalities to limit owners' abilities to exercise that right.

### NC REALTORS® POSITION

Prevent municipalities from indiscriminately limiting residential property rentals and protect the right of property owners to rent their property. Require that online rental providers and owners comply with existing state laws regarding property rental and tax remission.



## HISTORIC PRESERVATION TAX CREDITS

2020 is a pivotal year for the state Historic Preservation Tax Credits because the credits will expire without action. These credits provide critical financial assistance for projects restoring historically significant properties. These projects revitalize downtowns and provide economic development in communities across the state.

### NC REALTORS® POSITION

Preserve and increase the ability of historic preservation projects by removing the credit's sunset and restoring the allowance for credits to be used for residential projects.



## ECONOMIC DEVELOPMENT FUNDING

North Carolina is fortunate to be experiencing strong economic growth, thanks to the policy decisions and funding provided to programs like the One NC Fund, Jobs Development and Infrastructure Grant (JDIG) program, and the film grant program. Many of these programs have seen significant expansion in their funding and we have certainly seen the value of each through the continued announcements of new companies and new jobs to our state.

### NC REALTORS® POSITION

Encourage the state to continue the relationship with the Economic Development Partnership of NC. Increase funding options for economic development projects across North Carolina.

## CONTACT US

**Cady Thomas**  
Chief Lobbyist  
919.573.0996  
cthomas@ncrealtors.org

**Seth Palmer**  
External Communications & Regulatory Affairs Director  
919.573.0992  
spalmer@ncrealtors.org