



Policy Platform

REALTORS® are in the business of selling communities — not just homes. We understand better than most what people care about and what the formula is for a strong, vibrant community. Like other people who live and work in our communities, we want a strong economy, good schools and parks, safe neighborhoods, and the ability to conduct business free from onerous local rules, regulations and ordinances.

It is in this light that the Government Affairs Committee (GAC) of the Scottsdale Area Association of REALTORS® (SAAR¹) hereby adopts the following **POLICY PRIORITIES** and **POSITION STATEMENTS** for the purpose of safeguarding our community, our business, and our quality of life.

Policy Priority #1: Private Property Rights

REALTORS® believe that private property rights are fundamental to our free-market economic system and a cornerstone upon which this nation was founded. The United States and Arizona Constitutions recognize and protect the natural right to own property. A strong economy depends upon preserving the right to freely own, use and transfer real property.

Position Statement #1: SAAR will monitor the jurisdiction's governmental bodies to ensure private property rights are upheld.

Position Statement #2: SAAR will closely monitor the use of eminent domain by the jurisdiction's governmental bodies.

Position Statement #3: SAAR will support government action, legislation or regulation regarding zoning, property use, or land use which preserves private property rights, economic vitality and the overall quality of life of community neighborhoods/districts.

Policy Priority #2: Economic Vitality

REALTORS® believe a strong economy with full employment for our citizens throughout our community remains the single biggest key to our quality of life. A healthy economy sustains vibrant communities for living and working. Commercial, industrial and residential growth, in turn, sustains a healthy economy. Economic development brings new opportunity and improved quality of life for residents by increasing jobs,

tax base, purchasing power, diversity, availability of goods and services, and offering community revitalization and improvement.

Position Statement #1: SAAR will encourage a regional approach to economic development.

Position Statement #2: SAAR will monitor work done by the jurisdiction's governmental bodies with regard to economic development and provide professional real estate advice when applicable.

Position Statement #3: SAAR will review existing economic development strategies of the jurisdiction's governmental bodies to determine alignment with Priority #2 and offer amendments or additions to achieve alignment.

Position Statement #4: SAAR will closely monitor, analyze and take a position on proposed changes to fees or taxes by municipalities within their jurisdiction. Key factors to consider will include but are not limited to a citizen's ability to buy, sell, or rent real property; REALTOR'S® ability to conduct real estate activities; the quality, availability and cost of public services, utilities, or amenities provided; and impact on the real estate industry or real estate market.

Policy Priority #3: Housing Opportunity and Choice

REALTORS® believe home ownership is the cornerstone of the American Dream and deserves a preferred place in our system of values. Home ownership contributes to community responsibility; civic, economic, business and employment stability; family security and wellbeing. Every citizen should have the opportunity to live in safe, decent and affordable housing near where they work, shop and play, and that choice in style and location is critical to increasing home ownership.

Position Statement #1: SAAR will monitor the jurisdiction's planning and zoning and design standards boards/commissions and provide professional real estate advice when applicable.

Position Statement #2: SAAR will monitor work done by the jurisdiction's governmental bodies with regard to general plan and master plan updates and provide professional real estate advice when applicable to help ensure effective smart growth options are incorporated and provide a durable roadmap for future growth.

Position Statement #3: SAAR will review existing general plans and master plans for the jurisdiction's governmental bodies to determine alignment with Policy Priority #3 and offer amendments or additions to achieve alignment.

Policy Priority #4: Preserving the Environment

REALTORS® recognize the incredible gift that Arizona's natural environment offers to our community's citizens. Furthermore, we recognize the importance of parks, open space and the balanced conservation and incorporation of the environment to our quality of life and therefore the marketability of surrounding property. Stewardship of our environment and natural resources requires careful monitoring and regulation of development influenced by demands of the growing community.

Position Statement #1: SAAR, in an effort to maintain our community's quality of life and to protect the environment, will support policies and programs that encourage conservation, education and balanced incorporation of the environment, and the wise use of natural resources.

Position Statement #2: SAAR will work with the jurisdiction's governmental bodies to promote sustainable commercial, industrial, economic and residential growth that adheres to the principles enumerated in Policy Priority #4.

Policy Priority #5: Overall Quality of Life

REALTORS® believe communities flourish best when they offer a high quality of life at a reasonable cost. Livable communities offer a variety of affordable housing choices, nearby employment opportunities, an economically viable commercial sector, good schools, quality public services, ample recreation and park areas, walkability, open space, a variety of efficient transportation systems, and the infrastructure that provides the framework for the quality of life we enjoy in our communities. As our communities change demographically and socially, and innovation spurs evolution in how people live and move around; this has profound implications for how and where we build our cities and towns.

Position Statement #1: SAAR will work to promote livable communities by ensuring the jurisdiction's governmental bodies accommodate quality growth through policies embracing property rights, economic vitality, housing opportunities, variety of efficient transportation systems, walkability, connectivity, and the balanced conservation of the environment which will sustain and enhance the community's quality of life.

Position Statement #2: SAAR will work to promote and ensure the jurisdiction's governmental bodies address the enhancement, revitalization, attraction, vibrancy, and economic vitality of its downtown, historical, and declining areas utilizing policies adhering to the principals enumerated in Policy Priority #5.

Position Statement #3: SAAR will support reasonable and justified bond initiatives for our communities and school districts for the necessary maintenance, capital improvements, and expansion of public services driven by the needs of the community and its citizens to accommodate growth, cost effective, timely care, and needed enhancements to maintain the communities' overall quality of life and property values.

Policy Priority #6: Social Policy

REALTORS® recognize the importance of community 'social development' and the benefits of having a positive social policy which aims to improve the well-being of every individual in their respective communities. By reducing inequalities and barriers in access to services, homeownership, and housing choice defined by socio-economic status; it allows for all citizens in our communities the opportunity to advance toward and live their dreams with confidence and dignity.

Real estate areas encompassed by social policy include housing, neighborhood renewal, poverty reduction,

fair housing compliance, unemployment support, health and social care, and the equitable balance of the needs and quality of life of all citizens in our communities.

Position Statement #1: SAAR will work to educate and ensure the jurisdiction's governmental bodies address social policy issues through methods which positively affect private property rights, housing inventory, housing opportunity and choice, and continues to retain or improve the value of the community's tax base without creating a disproportionate shift of tax burden.

Position Statement #2: For social issues impacting public health and safety, such as homelessness or substance abuse; SAAR will closely monitor, analyze and when warranted, take a position to ensure the jurisdiction's governmental bodies enact regulations, programs or policies which are fair and balanced.

¹ The territorial jurisdiction of SAAR, as a member of NAR, will consist of all the area south of the NORTHERN BOUNDARY (which extends west on Township 6 North to 24th Street and east to the Verde River), west of the EASTERN BOUNDARY (which extends south along the west bank of the Verde River to Rio Verde Drive and then east to the Maricopa County Line, south of Rio Verde Drive to Apache Lake), north of the SOUTHERN BOUNDARY (which is the Tempe City Limits), and east of the WESTERN BOUNDARY (which is the western boundary of the Scottsdale City Limits from the Tempe City Limits, north to Cactus Road, then north on the west side of Scottsdale Road, but not including frontage area on Scottsdale Road, to Dynamite/Rio Verde Drive, then west on Dynamite Boulevard to 24th Street). The territorial jurisdiction of SAAR will include the communities of Carefree, Cave Creek, Fountain Hills, and Scottsdale, Arizona.