SCOTTSDALE **REALTORS**®

Public Policy Statement

REALTORS® are in the business of building 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 Scottsdale Area Association of REALTORS® (Scottsdale REALTORS®[1]) hereby adopts the following non-partisan **POLICY PRIORITIES** and **POSITION STATEMENTS** for the purpose of immediate advocacy and engagement in public policy, local municipal and county elections, governance, regulatory issues, public comment, community stakeholders, coalitions, campaigns, and consumer advocacy on these issues which impact local real estate, the industry, our members, or consumers for the purpose of safeguarding our communities, our business, and our quality of life.

Policy Priority #1: Private Property Rights

REALTORS® know that private property rights are fundamental to our free-market economic system and a cornerstone upon which this nation was founded. Both the United States Constitution and Arizona Constitution 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***: Scottsdale REALTORS® will monitor and advocate for the jurisdiction's governmental bodies to ensure private property rights are upheld.
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> ***Position Statement #2***: Scottsdale REALTORS® will closely monitor and advocate for the use of eminent domain by the jurisdiction's governmental bodies when it's in the best interest of the overall community.
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> ***Position Statement #3***: Scottsdale REALTORS® 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.
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> ***Position Statement #4***: Scottsdale REALTORS® will support adoption of public policies for short-term rentals which balance the interests of homeowners, residents, local businesses, and visitors and fosters sustainable tourism, economic vitality, and community well-being. By implementing clear regulations, engaging stakeholders, and promoting responsible hosting, communities can harness the benefits of short-term rentals while minimizing potential drawbacks, ensuring a harmonious coexistence of residents, visitors, and local businesses.

Short-Term Rental Policy Objectives:

- Promote responsible hosting practices that ensure safety and quality standards.
- Encourage economic growth through tourism and local business support.
- Mitigate negative impacts such as neighborhood disruption and housing affordability issues.

Policy Priority #2: Economic Vitality

REALTORS® know that 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*:** Scottsdale REALTORS® will offer a collaborative regional approach to economic development. This approach will support balanced growth, infrastructure investment, innovation, and long-term sustainability across the greater Phoenix area.

***Position Statement #2*:** Scottsdale REALTORS® will monitor and review economic development strategies and public policies of the jurisdiction's governmental bodies. Scottsdale REALTORS® will provide real estate data, research, expertise and support policy amendments, reconciliations, or additions which promote a strong healthy economy for all residents.

***Position Statement #3*:** Scottsdale REALTORS® 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.

***Position Statement #4*:** Scottsdale REALTORS® will advocate for adaptive reuse of aging, underused vacant commercial properties, for mixed-use to meet the housing needs of the community.

***Position Statement #5*:** Scottsdale REALTORS® will advocate for policies that streamline the permit and approval process; policies that promote the use of land for mixed-use development of affordable housing in conjunction with market value housing close to transit hubs; shopping; schools; and other community amenities.

Policy Priority #3: Housing Opportunity and Choice

Access to homeownership 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. To increase housing opportunities and homeownership it's important to offer a variety of housing choices and price points where appropriate and makes sense to retain community character.

Scottsdale REALTORS® support the Fair Housing Declaration between the National Association of REALTORS® and the Department of Housing and Urban Development to promote the practice of Fair Housing in the rental and sale of real property. We support local, state, and federal programs which assist those who wish to attain housing, including programs to assist first-time homebuyers.

***Position Statement #1*:** Scottsdale REALTORS® will work with the jurisdiction's Planning and Zoning and Design Standards Boards/Commissions and provide real estate data, research, and expertise to develop policies or reconcile policy gaps which balance and meet the housing needs of the community.

***Position Statement #2*:** Scottsdale REALTORS® will work with the jurisdiction's governmental bodies with regard to general plan and master plan updates and provide real estate data, research, and expertise when applicable to help ensure effective smart growth options are incorporated and provide a durable roadmap for future growth.

***Position Statement #3*:** Scottsdale REALTORS® will support and work with the jurisdiction's governmental bodies to update public policies and utilize the tools, programs, and funding provided by the State and/or Federal Government to create opportunity for those Residents who continually or increasingly struggle to live in the communities they serve/contribute to.

***Position Statement #4*:** Scottsdale REALTORS® will support public policies for short-term rentals which balance the interests of homeowners, residents, local businesses, and visitors and help to mitigate negative impacts such as neighborhood disruption and housing affordability issues.

***Position Statement #5*:** Scottsdale REALTORS® will support creating and maintaining rental housing opportunities because of the important role rental housing plays in the path to homeownership. We support regional and municipal policies which enable owners and managers to sustainably function as housing providers. We oppose rental control and other policies that threaten the financial sustainability of low-volume housing providers.

***Position Statement #6*:** Scottsdale REALTORS® will support the following residential development policies:

- Planning and zoning policies that accommodate the development of adequate and affordable housing for individuals at all income levels, promote a balance between open space and housing; and which encourage the development of housing near employment and transportation centers.
- Policies that zone adequate land for all types of housing and do not attempt to restrict residential development.
- We oppose unreasonable entitlement fees, land dedications, development moratoriums and down-zonings.

Policy Priority #4: Preserving the Environment

REALTORS® 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*:** Scottsdale REALTORS®, 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: Scottsdale REALTORS® will work with the jurisdiction's governmental bodies to advocate for sustainable commercial, industrial, economic and residential growth.

Position Statement #3: Scottsdale REALTORS® will advocate for conserving and protecting the quality of our diminishing local water supply and finding alternative sources of water to supplement our current supply. Scottsdale REALTORS® will work with the jurisdiction's governmental bodies to implement responsible and effective water conservation policies which balance the needs of the community with the availability and sustainability of the local water supply.

Position Statement #4: Scottsdale REALTORS® will advocate for responsible and effective wildfire prevention policies. REALTORS® support policies and Firewise Certification programs for local communities which will mitigate wildfire insurance premiums and help to prevent wildfires.

Position Statement #5: Scottsdale REALTORS® will advocate for responsible and effective public policies for alternative power sources which allow for diversified, reliable, and sustainable power without negatively impacting the environment.

Policy Priority #5: Overall Quality of Life

REALTORS® know that communities flourish best when they offer a high quality of life. Livable communities offer a wide variety of 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 needed for our communities.

***Position Statement #1*:** Scottsdale REALTORS® will promote and advocate for 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*:** Scottsdale REALTORS® will work to promote and advocate to ensure the jurisdiction's governmental bodies address the enhancement, revitalization, attraction, vibrancy, cultural preservation, adaptive reuse, and economic vitality of its declining areas.

Position Statement #3: Scottsdale REALTORS® will support reasonable and justified bond initiatives for our communities and school districts for capital improvements, and expansion of public services driven by the needs of the community and its citizens. These initiatives will accommodate growth, be cost effective, and address routine and preventative maintenance for the communities' overall quality of life and property values.

Position Statement #4: Scottsdale REALTORS® will support policies that ensure reliable public safety strategies and services including police and fire protection and natural disaster relief that reflect the unique needs of each community.

Policy Priority #6: Social Public Policy

REALTORS® know that healthy communities depend on public policies that promote opportunity, fairness, and access for all residents.

Real estate areas encompassed by social public-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: Scottsdale REALTORS® will educate and collaborate with the jurisdiction's governmental bodies to address social policy issues 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: Social public policy issues impacting public health and safety, including but not limited to homelessness, group homes, domestic violence, substance abuse, etc. Scottsdale REALTORS® will closely monitor, analyze and when warranted, take a position and any necessary action to ensure the jurisdiction's governmental bodies enact regulations, programs or policies which are fair and balanced.

Position Statement #3: Scottsdale REALTORS® will support and advocate for the continued enforcement of Fair Housing Laws, encourage education initiatives to combat bias and discrimination in housing.

[1] The territorial jurisdiction of Scottsdale REALTORS®, 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 Scottsdale REALTORS® will include the communities of Carefree, Cave Creek, Fountain Hills, and Scottsdale, Arizona.