



2021 LEGISLATIVE POLICY STATEMENTS

ENSURING ECONOMIC VITALITY

REALTORS® will consider legislation to improve economic vitality and business competitiveness, which includes:

- Legislation that addresses economic development, including the reduction or elimination of the business personal property tax.
- Oppose the imposition of any real estate transfer tax.
- Oppose any restriction on, or taxation or fee on, broker commissions or licenses.
- Protect against any undue attempts to amend legislation concerning the ability of real estate brokers to file liens for unpaid commissions.
- Engage on property tax issues related to assessments for natural disasters or education funding equity that could increase the cost of housing.
- Engage in independent contractor regulation and definition relevant to REALTORS®.

PROVIDING JOBS AND HOUSING OPPORTUNITIES

REALTORS® will consider measures that increase jobs and expand housing opportunities, such as:

- Maintaining a robust environment for small business and protect against burdensome taxation.
- Maintaining a healthy employment market.
- Balanced rental and homeownership relief measures post COVID-19.
- Protect against any undue attempts to amend HB17-1279 or undo construction litigation reform legislation.
- Encourage first-time homebuyers to be able to enter the housing market by providing tax incentives when saving for a down payment and settlement statement costs.
- Encourage policy incentives to housing providers to build a diverse housing options that address the full spectrum of housing supply needs across the state.
- Protect against any attempts to restrict the availability of housing through growth limits or rent control and stabilization methods.

PRESERVING OUR ENVIRONMENT

REALTORS® recognize that one of the most important elements of our quality of life is the protection of the environment, including:

- Water
- Air quality
- Open space and Parks
- Healthy Forests

PROTECTING REAL PROPERTY OWNERS' RIGHTS

REALTORS® will consider measures to improve real estate practices and transactions. A strong economy depends on preserving the investment people have made in their property and improvements. REALTORS® strongly believe in protecting property owners' rights to own, use, and transfer real estate, such as:

- Measures that protect private property rights.
- Legislation regarding land use planning, growth management issues, and transaction disclosures and mandates.



- Prudent regulations or legislation concerning foreclosure and mortgage loan reforms.
- Regulatory issues including: Function changes within DORA, DRE, the Real Estate Commission and other licensing agencies issues including HOA and CAM regulation.
- Protect existing legislation that prevents fraudulent transfer of property.
- Targeted and reasonable policy solutions that provide resources and incentives for homeowners to better prepare for and mitigate wildfire risks.
- Opposing any legislation that mandates point-of-sale mitigation or increased property tax assessments for property owners that live in certain rural areas.
- Legislation that provides long-term solutions to fund essential services such as fire protection and schools that can provide certainty in the determination of residential and commercial property tax or diversify revenues streams beyond property tax without jeopardizing housing affordability.

BUILDING BETTER COMMUNITIES

REALTORS® will consider measures to improve the infrastructure (roads, bridges, highways, light and heavy railways, water, and sewer) which supports and sustains our quality of life by providing the framework for accommodating residential, commercial and industrial growth and facilitating economic development, such as:

- Improvements to our transportation and transit infrastructure.
- Financial literacy education and taxation transparency for Coloradans.
- Legislation that increases access to and removes barriers to homeownership for all Coloradans.