2014 IAR Capitol Conference

April 1, 2014

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The Power of R!

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FIRE SPRINKLER MANDATE

SUPPORT House Bill 4609 to prohibit the State Fire Marshal from imposing a sprinkler mandate by administrative rule ***(currently in H; talk to both H and S)***

- The General Assembly or local elected officials could still impose a mandate, IF they decided that's good policy
- The Fire Marshal has already tried, and may try again to impose a mandate by rule, and the General Assembly should ensure this is an issue under the purview of elected officials, not one single appointee.

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EXPANSION OF HOME RULE POWERS

OPPOSE efforts to grant home rule powers to non-home rule units ***(No bills are moving; talk to both H and S)***

- The Illinois Constitution determines which units are or may become home rule; we don't think the General Assembly has the power to overrule the Constitution
- Local voters usually reject home rule referenda once they find out the power this gives local governments to impose new regulatory burdens and costs

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CONDO BUYERS: PRIOR ASSESSMENTS

SUPPORT Senate Bill 2664 to add greater certainty and fairness to the Condo Act regarding the amount of the prior owner's past due assessments and fees a buyer of a foreclosed condo must pay ***(currently in S; talk to both H and S)***

- Current law is 6 months, but can include unlimited expenses (special assessments), and unlimited attorney's fees
- **SB 2664** provides a 9-month look-back, but caps total for all costs at 9 times regular monthly assessments
- Let legislators know what a big problem this is!

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BPOs AND CMAs

SUPPORT REALTOR BPOs and CMAs as a separate and needed service that shouldn't require an appraiser's license

OPPOSE efforts to remove our exemption in the appraiser license law to perform BPOs and CMAs

- ***No bill pending yet***, but this is definitely on the appraisal industry's agenda ***(Talk to both H and S)***
- Current law states we can't hold ourselves out as appraisers
- BPOs/CMAs are a different product requiring the distinct expertise <u>that REALTORS possess</u>!

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OWNER-TENANT ISSUES

OPPOSE HB 4778 - exposes landlords to lawsuits and attorney's fees for not following specific rental application fee disclosures and regulations ***(Bill is dormant in H, but talks continue – focus on H)***

SUPPORT HB 1532 – adds a new eviction provision to deal with tenants who habitually disrupt the lives of other tenants (there must be several arrests or citations issued for major crimes and other disturbance offenses)

- Those who support local "crime-free housing" laws should find this appealing (there are 43 local ordinances)

Really work Senate on 1532 – It passed in the

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Where to Now & What to Do

- If you don't already know, check who your legislators are in the handout in your packets
- House and Senate may be in session, in committee, or in their offices
  - If Session: Doorman will take business card onto floor
  - If Not – check committee schedule/roster (handout in packets); may be able to visit outside committee
  - Otherwise, go to their offices (directory in packets)
- Your GAD may have set up group meetings

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Where to Now & What to Do

- Note key info before visiting: sponsorship, bill status, whether to cover one or both chambers on each issue
- Don't worry about covering every issue
- Try not to be disappointed if it's hit and miss on catching lawmakers – that's the nature of lobbying in Springfield!
- Ask a GAD, SLC, or fellow member if you need help
- Last year, construction - check out the impressive renovations! *(But, some legislators have moved*

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Let's Go!

- Remind legislators about the 4:30 p.m. **reception** at the Hilton Springfield
- Now, buses will take you to the Capitol
- **Let the REALTOR Voice be Heard, Loud and Clear!**

Thank You! Enjoy Your Day!

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