



2016 SEVRAR Government Affairs Committee Policy Platform

REALTORS® are in the business of selling communities, not just homes. We understand what people care about and what the formula is for a strong, vital community. 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.

The Government Affairs Committee (GAC) of the SouthEast Valley Regional Association of REALTORS® (SEVRAR) hereby adopts the following **GUIDING PRINCIPLES** and **POLICY STATEMENTS** for the purpose of safeguarding our community, our profession and our quality of life.

Principle #1: Protecting 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.*

Policy Statement #1: SEVRAR will monitor local municipalities¹ to ensure private property rights are upheld.

Policy Statement #2: SEVRAR will closely monitor AND scrutinize the use of eminent domain by local municipalities.

Principle #2: Ensuring Economic Vitality

REALTORS® believe a strong economy with full employment for our citizens is the key to our quality of life. *A healthy economy sustains vibrant communities for living and working. Commercial, industrial and residential growth along with business retention, sustains a healthy economy.* Economic development brings new business opportunities and improved quality of life for citizens by increasing job opportunities, the availability of goods and services, and offers community revitalization and improvement. *A managed and sustainable tax base is essential to local government's ability to deliver necessary services, new amenities for neighborhoods, and maintain infrastructure that serves the needs of the community.*

Policy Statement #1: SEVRAR will monitor municipal economic development and provide professional real estate advice when applicable. We will review existing economic development strategies to determine alignment with Principle #2 and offer amendments or additions to achieve alignment.

Policy Statement #2: SEVRAR will OPPOSE any attempt by the region's governmental bodies to increase fees or taxes on REALTORS®, real estate activities, and real property that is deemed detrimental to the industry.

Principle #3: Ensuring 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 well being. *Every citizen has the OPPORTUNITY TO PURSUE safe, decent AND MARKETABLE housing near where they work and live and that choice in style and location is critical to increasing home ownership.*

These objectives should be met through market-driven approaches that foster a wide-range of urban, suburban and rural housing choices at all price levels to suit a diverse population. Accommodating growth relieves pressure on housing prices and provides increased opportunities for homeownership.

Policy Statement #1: SEVRAR will monitor local municipalities' policies and processes with regard to growth and development and provide professional real estate advice when applicable.

Policy Statement #2: SEVRAR will monitor municipal general plans and updates, and provide professional real estate advice when applicable.

Principle #4: Preserving the Environment

REALTORS® recognize the incredible gift that Arizona's natural environment offers to our citizens. We also recognize the importance of parks, open space and the environment to our quality of life and the marketability of surrounding property. REALTORS® support policies and programs that encourage conservation and the wise use of natural resources.

Policy Statement #1: To protect the environment effectively, SEVRAR will monitor local municipalities and make certain that accommodations are made for quality commercial, industrial and residential growth through the implementation of sustainable growth techniques that are economically viable.

Principle #5: Building Better Communities

REALTORS® believe communities flourish best when they offer a high quality of life at a reasonable cost. Livable communities offer a variety of housing choices, nearby employment opportunities, an economically viable commercial sector, good schools, quality public services, ample recreation and park areas, open space, efficient transportation systems and infrastructure.

Policy Statement #1: SEVRAR will work to promote livable communities and a high quality of life by ensuring municipalities accommodate quality growth through policies embracing property rights, economic vitality, housing opportunities, and the environment.

¹SEVRAR serves those cities and communities representing the territorial boundaries defined by SEVRAR'S jurisdiction in Article III of the SEVRAR Bylaws