

Public Policy Victories and Current Legislation in the General Assembly and in Congress

Federal Issues

- **Seeking Small Business Health Plans**
- **Keeping Banks out of Real Estate**
- **Natural Disaster Insurance (affordable and available) -- ice storms and tornadoes in Midwest; hurricanes on the coasts.**

State Issues

- **Flood District Act** – IAR supported the passage of SB 2052, sponsored by Senator Bill Haine of Alton, which will assist local governments in upgrading our local levees.
- **Impact fees** – IAR blocked the passage of bills that would have dramatically expanded the ability for local governments to impose impact fees on new development and thereby hurt affordability through the increased costs.
- **Prohibition on Rebates/Incentives** – IAR blocked the passage of an initiative of the “Home Owners Club of America (HCA). The bill would have prohibited the use of legitimate marketing tools used by REALTORS® as part of their business plans. This bill would have placed REALTORS® at a competitive disadvantage to other marketers of homes who would have been able to offer cash rebates or incentives such as homebuilders.
- **State Transfer Tax Increase** – IAR blocked legislation that would have increased the state transfer tax from a flat rate of \$1.00 per \$1,000 to a graduated rate of from 80 cents per \$1,000 to \$10 per thousand, depending on the value of the property being transferred.

Local Issues

- **Impact and Development Fees** – Continued monitoring the discussions of municipalities considering the implementation of development fees. Some municipalities up north charge \$30,000-\$50,000 per home in impact fees, transition fees and water/sewer hook-up fees before a brick is even put on a lot.
- **Sign Ordinances and Inspections** – We continue to keep an eye out for onerous inspection and sign ordinances. Most recently, we have worked with Waterloo, Collinsville, Bethalto and Troy.
- **Crime Free Multi Housing (CFMH) and Landlord Licensing Proposals** – CFMH has been spreading throughout the state and has the potential to place onerous requirements upon landlords prior to renting property. Locally, we have been involved with this type of proposal in Collinsville and Fairview Heights.
- **Business Registrations** – We were able to work with the City of Fairview Heights to get onerous language removed from a proposed business registration ordinance. We were successful in reducing the fee from \$100 to \$25 per year.

Please Note: If you hear of any proposed ordinances that are similar to the examples listed above, please alert our Local Government Affairs Director, Jessica Newbold. She can be reached by email at JNewbold@iar.org or by calling RASI at 618-277-1980.