

NORTHERN VIRGINIA ASSOCIATION OF REALTORS®
Standing Legislative Positions
June 2021

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ACCESSORY DWELLINGS**LOCAL - 2021**

NVAR supports expanding opportunities for homeowners to build and utilize accessory dwelling or living units while recognizing the need to regulate where and how these units are built to ensure there are no negative impacts on residential neighborhoods and community infrastructure.

AFFORDABLE HOUSING**LOCAL - 2010**

NVAR supports initiatives to help solve Virginia's housing problems. It is committed to the development and preservation of the nation's housing stock and to preserving the dream of home ownership to the greatest number of people possible. NVAR is opposed to unreasonable land use restrictions that would lead to increased costs for housing.

HOUSING AFFORDABILITY**LOCAL - 2020**

NVAR supports efforts to increase the supply of housing affordable to all income levels as we look to fill housing needs across the region. NVAR is committed to the development and preservation of diverse housing stock and to preserving the dream of homeownership for the greatest number of people possible. NVAR is opposed to unreasonable zoning and land use restrictions that ultimately lead to increased costs for housing.

CELLULAR TELEPHONE TAX**LOCAL - 1997**

NVAR opposes the imposition of a cellular telephone tax.

CHESAPEAKE BAY PRESERVATION ACT**LOCAL - 2004**

NVAR supports a balance between a healthy Chesapeake Bay and a strong, viable economy. NVAR will only support reasonable regulations that achieve equilibrium between economic growth, the protection of private property rights and the preservation of the environment. We will oppose any unreasonable measures to expand the Chesapeake Bay Protection Areas.

ENVIRONMENTAL INITIATIVES**LOCAL - 2015**

The Northern Virginia Association of Realtors® (NVAR) supports voluntary incentives to encourage energy efficiency, open space preservation and green building practices, but opposes environmental mandates that restrict private property rights, drive up the cost of development or impede the transfer of real property.

FAIRFAX COUNTY GOVERNMENT STRUCTURE**LOCAL - 1994**

NVAR supports a review of the Fairfax County government structure and possible modifications to the administrative authority of the county. However, NVAR does not support substantive changes resulting in additional taxing and land-use powers.

GRANTORS TAX CALCULATIONS**LOCAL - 2013**

NVAR supports legislation to clarify that calculations of the real estate grantor's tax should be made based on the market value of the property rather than the tax assessment value

GROWTH, INFRASTRUCTURE and REVENUE ALLOCATION**LOCAL - 2011**

NVAR supports quality growth and livable communities which ultimately depend on a strong economic sector, sound efficient land use, adequate infrastructure funding and protection of the environment.

IMPACT FEES**LOCAL - 2009**

NVAR is supportive of efforts to reform the current framework of proffers and impact fees to pay for the infrastructure costs of residential development.

LAND RECORDS PRESERVATION/TECHNOLOGY FUND**LOCAL - 1995**

NVAR urges the Fairfax County government to fund preservation of land and other court records.

LAND USE IN DULLES CORRIDOR	LOCAL- 1998
NVAR supports coordinated land use planning for the Dulles Corridor that will preserve Dulles Airport's ability to play a central role in the economic development of the region and state.	
NEIGHBORHOOD PRESERVATION	LOCAL- 2010
NVAR supports reasonable and measured efforts to preserve the character of existing neighborhoods while still protecting individual property rights.	
REAL PROPERTY TAX	LOCAL-1998
NVAR supports a balanced approach to taxation in the Northern Virginia localities. NVAR supports consideration of alternatives to reduce the impact of local governments' reliance on property taxes to cover local spending. Localities should not rely on increasing the tax rate of real property should property assessments be lowered. Local governments should strive to cut their costs through improved efficiency, consolidation of programs, and privatization.	
REAL PROPERTY TAX REVENUE	LOCAL - 1995
NVAR supports consideration of alternatives to reduce the impact of local government's reliance on property taxes to cover local spending. Localities should not rely on increasing the tax rate of real property should property assessments be lowered. NVAR continues to support tax credits for the elderly and handicapped.	
RENTAL ORDINANCES	LOCAL - 1997
NVAR opposes the implementation of overly restrictive and unnecessary ordinances on rental property.	
SIGN ORDINANCES AND ILLEGAL SIGN ENFORCEMENT	LOCAL – 2018
NVAR urges local government to recognize the importance of on-site and directional signs in the marketing of properties for sale or rent as they discuss amendments to sign ordinances. NVAR opposes local ordinances establishing standards inconsistent with the advertising requirements established by the Virginia Real Estate Board or those creating an undue financial hardship for real estate licensees.	
STORMWATER UTILITY FEE PROGRAM	LOCAL - 1996
NVAR supports efforts of localities to establish a Stormwater Utility Fee Program to help fund the jurisdiction's stormwater control programs.	
ADEQUATE PUBLIC FACILITIES/TIME PHASE DEVELOPMENT	STATE - 1995
NVAR supports development of adequate public facilities through an appropriately planned and funded Capital Improvement Program. NVAR opposes legislation which would require the existence of adequate public facilities prior to, or concurrent with, the development of a particular project, whether it be commercial or residential.	
AGENCY	STATE - 1995
NVAR supports legislation that clarifies the real estate agency relationship among consumers, brokers, and agents.	
ASSOCIATE REAL ESTATE APPRAISER LICENSE	STATE - 1993
NVAR supports a requirement that entry-level real estate appraisers be licensed and that a license be obtained only after the completion of 45 hours of education.	
AUCTION OF REAL ESTATE	STATE - 1997
NVAR recognizes the need for qualified real estate auctioneers and further, the need to protect the consumers in real estate transactions. The Northern Virginia Association of REALTORS® supports the requirement that any person selling real estate at voluntary public auction must be licensed pursuant to the Real Estate Board.	
AUGMENTED ESTATE	STATE - 1992

NVAR will monitor the augmented estates law to determine if there are problems in its administration and if amendments are needed.

BACKGROUND CHECKS FOR REAL ESTATE LICENSEES **STATE - 2009**

NVAR supports legislation that would require real estate license applicants to undergo a criminal background check as a condition of licensure.

BAD CHECKS **STATE - 1992**

NVAR is in support of legislation to include rent as "payment as a present consideration for goods or services..." (Sec. 18.2-181 Virginia Code). This proposal would simply put checks written for rent under the same status as checks written for any other purpose.

BUILDING CODE REVISIONS **STATE-2002**

NVAR will work with the Virginia Association of Realtors® to determine what might be implemented in this regard in Virginia.

BUSINESS, PROFESSIONAL & OCCUPATIONAL LICENSING TAX (BPOL) **STATE-1998**

NVAR recognizes the need for business to pay its fair share of local taxes, but believes the Business, Professional and Occupational License Tax (BPOL) is regressive and unfair. NVAR supports modification and/or a phase-out of the BPOL tax and recommends that localities seek other sources of business tax revenue.

CONDO ACT RIGHT OF CANCELLATION **STATE-2017**

NVAR supports revising the Condominium Act to provide a right of cancellation if the purchaser has not been notified that the Condo Association resale certificate is unavailable and they have not reviewed it.

CONDO AND POA LOAN APPROVAL **STATE-2013**

NVAR supports legislation to address delays in receiving required information from Condo and Homeowners' Associations regarding the number and percentage of investor-owned properties and delinquent units within the development.

DAMAGE TO PROPERTY **STATE - 1992**

NVAR supports any legislation to increase parental responsibility for property damage caused by children under the age of 18.

DIFFERENTIAL REAL ESTATE TAX RATES **STATE - 1992**

NVAR is opposed to differential rates of real estate taxes on residential and commercial/industrial property, and opposed to assessing commercially zoned properties differently than residential uses.

DILLON RULE **STATE - 1994**

NVAR favors the current system of government where political subdivisions have only those powers granted by the General Assembly, established by legal precedents commonly known as the Dillon Rule. NVAR supports the granting of reasonable administrative functions to the localities.

DRUG-RELATED PROPERTY SEIZURE **STATE - 1992**

NVAR believes it is important that innocent real property owners continue to be protected by law against the seizure of property due to illegal activity occurring on that property.

ECONOMIC DEVELOPMENT **STATE-1998**

NVAR supports efforts to promote economic development of the region.

ECONOMIC RECOVERY **STATE - 1993**

NVAR supports a continued commitment to fostering cooperation between legislators, business, and the private sector to achieve economic recovery.

EXTERIOR INSULATING AND FINISHING SYSTEM (EIFS) **STATE-1998**
NVAR supports continued study of the use of Exterior Insulating and Finishing System -sided homes.

FAIR HOUSING **STATE – 2018**
It is the position of NVAR that all consumers should be treated equally in their housing transactions. NVAR supports legislation to prohibit discrimination in housing transactions on the basis of sexual orientation and gender identity. This position is reinforced by Article 10 of Code of Ethics and Standards of Practice of the National Association of REALTORS®.

FRT PLYWOOD **STATE - 1994**
NVAR supports a state legislative study of the existing installations of FRT plywood roof sheathing and an equitable resolution of these problems. However, NVAR has serious reservations about prohibiting the use of FRT plywood in Virginia until testing has been completed.

GRAFFITI **STATE-2000**
NVAR supports efforts by localities to encourage property owners to voluntarily clean up blighted property and for the locality to clean the property if, after proper notice, the owner does not remove the graffiti from the affected property.

HOME INSPECTOR CERTIFICATION **STATE-1998**
NVAR supports the establishment of a licensing or certification program for home inspectors under the Department of Professional and Occupational Regulation.

HOMEOWNERS' INSURANCE **STATE-2006**
NVAR supports efforts to address the problem of increasingly unaffordable and difficult-to-obtain homeowners insurance.

IMPACT FEES **STATE - 1992**
NVAR opposes impact fees as well as other fees and taxes which directly affect the affordability of housing.

INDUSTRY COMPETENCY AND PROFESSIONALISM **STATE - 2016**
The Northern Virginia Association of Realtors® (NVAR) supports legislation to enhance the knowledge and professionalism of Virginia's real estate licensees.

INTERNATIONAL CONVENTION CENTER IN N. VIRGINIA **STATE - 1996**
NVAR supports consideration of an International Convention and Exposition Center in Northern Virginia.

LAND RECORDS PRESERVATION/TECHNOLOGY FUND **STATE-1998**
NVAR supports efforts to update record keeping technology in circuit court clerks' offices and to create an automated remote access system for records.

LEAD-BASED PAINT **STATE/FEDERAL – 1996**
NVAR endorses the current federal law which mandates lead warning and disclosure in the sale or lease of homes built prior to 1978, but opposes mandatory lead testing and/or abatement tied to any aspect of the real estate transaction process. NVAR supports the goal of assuring that residential properties be made "lead-safe" rather than "lead-free", and supports government financial incentives and relief to encourage the abatement and/or encapsulation of residential lead hazards.

LICENSING OF PROPERTY MANAGERS **STATE-2001**

NVAR supports efforts to address the problem of an increasing number of unlicensed individuals/firms managing properties and practicing real estate.

MORTGAGE LENDER LICENSING **STATE-2009**

NVAR supports legislation that would require licensing for mortgage loan officers in the Commonwealth of Virginia.

MORTGAGE ORIGATION FEES **STATE-2002**

Numerous states, in accordance with federal law, allow real estate licensees to receive reasonable payment for Brokerage services actually performed. NVAR will work with the Virginia Association of Realtors® to amend the Virginia Code so that the federal RESPA regulations apply evenly to all real estate licensees.

NEW HOMES SALES AGENT LICENSING **STATE-2010**

NVAR supports legislation that would require licensing for new homes sales agents in the Commonwealth of Virginia.

NON-PARTISAN REDISTRICTING **STATE-2016**

NVAR urges the General Assembly to follow the lead of other states in establishing a non-partisan commission to conduct required legislative redistricting

PRESERVATION OF OPEN SPACE **STATE-2005**

The Northern Virginia Association of Realtors® (NVAR) supports efforts to preserve open space and protect Virginia's natural environment provided that these efforts respect private property rights and are not achieved through "takings".

PRIVATE TRANSFER FEES **STATE-2011**

The Northern Virginia Association of Realtors® (NVAR) opposes the imposition of private transfer fees (PTFs).

PROFESSIONAL SERVICE CORPORATION **STATE - 1995**

NVAR supports a change in Virginia law to allow licensed real estate sales persons and associate brokers to form personal service corporations.

PROTECTION OF PUBLIC FROM DECEPTIVE ADVERTISING **STATE - 2016**

NVAR encourages the General Assembly and/or the Department of Professional and Occupational Regulation to address the deceptive use of the Realtor® name.

POA AND CONDO ASSOCIATION RESALE PACKET DELIVERY **STATE-2014**

NVAR supports legislation to clarify contractual obligations and procedures when a Property Owners' or Condominium Association delivers an incomplete resale disclosure packet to a prospective purchaser.

PROPERTY OWNERS AND CONDO ASSOCIATION ACT **STATE-2008**

NVAR supports a comprehensive review of the provisions of the Virginia Condominium Association Act (Condo Act) and the Property Owners' Association Act (POA Act).

POA AND CONDO ASSOCIATION RESALE PACKET DELIVERY **STATE-2014**

NVAR supports legislation to clarify contractual obligations and procedures when a Property Owners' or Condominium Association delivers an incomplete resale disclosure packet to a prospective purchaser.

PROPERTY OWNERS ASSOCIATION **STATE-1998**

NVAR supports an amendment to the Property Owners Association Act which would close a loophole which currently prevents some associations from enforcing covenants that prohibit such acts as parking boats or recreational vehicles on state streets within a POA subdivision.

PROPERTY OWNER'S ASSOCIATION ACT	STATE - 1992
NVAR supports the POA Act as amended by the 1992 General Assembly with the exception that it is recommended that the exemption for associations charging a \$150 per lot annual assessment be applied retroactively to all property owner associations.	
PROPERTY OWNER'S ASSOCIATION FEES	STATE - 2005
NVAR opposes efforts to increase the costs associated with obtaining Property Owners' Association (POA) disclosure packets.	
PROPERTY RENTAL RESTRICTIONS	STATE - 2015
The Northern Virginia Association of Realtors® (NVAR) opposes unreasonable restrictions on the ability of home owners to rent their properties.	
REAL ESTATE LICENSING	STATE - 2007
NVAR supports measures to increase the licensing requirement of real estate licensees.	
REAL ESTATE SETTLEMENT AND PROCEDURES ACT	STATE - 1996
NVAR supports legislation that would allow real estate licensees to offer computerized loan origination services (CLOS) and receive a loan fee for those services.	
REAL ESTATE SETTLEMENT PRACTICES	STATE-1998
NVAR opposes efforts to restrict the practice of real estate settlements or require that settlements be performed by an attorney.	
REAL ESTATE TEAMS	STATE - 2018
NVAR supports legislation to protect the public from the ambiguity of real estate teams by defining teams and regulating the advertising and real estate services provided by licensees as part of a team or group.	
REAL ESTATE TRANSACTION RECOVERY FUND	STATE - 1992
NVAR will support legislation to raise the Virginia Real Estate Transaction Recovery Fund to a minimum of \$1 million by the collection of new member fees, to exclude the reassessment of present licenses, and work through VAR's Legislative Committee to accomplish this goal.	
RECIPROCITY	STATE-2006
NVAR supports real estate licensing reciprocity with bordering states.	
RECORDATION/TRANSFER TAXES	STATE - 1994
NVAR generally opposes increased recordation taxes or additional real estate transfer taxes. This does not preclude support of specifically directed administrative fees deemed necessary for the continued uninterrupted conduct of real estate business.	
RECORDATION FEES	STATE - 2005
NVAR opposes increases in the recordation tax. We believe that a dedicated, broad-based funding method is the most equitable and efficient method to address the needs for Virginia's localities to raise revenue to address critical infrastructure needs.	
RECORDATION FEES ON REFINANCING	STATE - 2012
NVAR urges the General Assembly to address the "same lender" requirement for recordation tax exemptions on mortgage refinancing.	
REGIONAL 2012 OLYMPIC GAMES COALITION	STATE-2002
The 2001 General Assembly passed legislation entering Virginia into the Chesapeake Regional Olympic Games Compact with Maryland and the District and guaranteed a shared financial commitment to the Games. A regional bid has been submitted to the United State Olympic Committee and we are considered	

a frontrunner. A final decision is to be made in 2005.

RENT CONTROL **STATE-2021**

NVAR strongly opposes any form of rent control.

RESIDENTIAL PROPERTY DISCLOSURES **STATE - 2011**

NVAR supports a review of how required property disclosures are provided to buyers in a residential sales transaction.

RESIDENTIAL PROPERTY DISCLOSURE ELECTRONIC DELIVERY **STATE - 2017**

NVAR supports legislation to clarify the residential property disclosure statement to allow the disclosure to be delivered electronically.

SIGN ORDINANCES AND ILLEGAL SIGN ENFORCEMENT **STATE – 2018**

NVAR opposes any changes to § 33.2-1225 authorizing Fairfax County to act as agents of the Commissioner of Highways for the purpose of enforcing sign restrictions within the limits of a highway. NVAR supports reasonable sign restrictions and the enforcement of sign prohibitions in highway rights-of-way by trained and authorized government designees.

SIGN REGULATIONS **STATE - 2010**

NVAR supports amendments to the Code of Virginia to provide consistency on real estate sign regulations throughout the Commonwealth.

STATE TAXATION **STATE - 2009**

NVAR supports broad-based predictable funding methods that are equitable and efficient for state and local governments to raise revenue in order to meet critical infrastructure needs.

STORMWATER FACILITY MAINTENANCE AGREEMENTS **STATE - 2015**

The Northern Virginia Association of Realtors® (NVAR) supports legislation to clarify the process for notifying a home buyer on the presence of a storm water facility maintenance agreement on a residential property.

TAX REFORM **STATE - 2006**

NVAR supports a comprehensive tax restructuring in the Commonwealth. It supports a tax system that is broad-based, fair, and one that will more fairly distribute the state's revenues, taking into consideration the great needs of localities to pay for and provide services.

TERMITE INSPECTION FORM **STATE-1998**

NVAR supports the adoption by the Virginia Department of Agriculture of a state-mandated termite form.

TIMELY DISPOSITION OF EARNEST MONEY DEPOSITS (EMD) **STATE – 2018**

NVAR supports regulations which streamline our members' ability to conduct business while ensuring timely and responsive services to the public when dealing with earnest money deposits (EMD).

TRANSFER OF DEVELOPMENT RIGHTS **STATE - 1994**

NVAR opposes the establishment of Transfer of Development Rights (TDR).

TRANSPORTATION **STATE - 1993**

NVAR supports a balanced transportation system provided by the Commonwealth of Virginia in conjunction with local government using broad-based sources of funding. NVAR also supports the rewriting of the state's transportation funding formula to better meet the transportation needs of Northern Virginia, where the state's greatest transportation needs are not being met.

TRANSPORTATION: BYPASS **STATE - 1993**

NVAR supports the development of plans to address the future transportation needs of Northern Virginia. Such transportation plans should address the need for both a western and an eastern bypass.

TRANSPORTATION FUNDING

STATE - 1998

NVAR supports a balanced transportation system provided by the Commonwealth of Virginia, in conjunction with local governments, using broad-based sources of funding. NVAR has supported efforts to select a Western Transportation Corridor and to expedite the design and construction of a new Woodrow Wilson Bridge.

STATE – 2007, 2013

NVAR supports a balanced transportation system provided by the Commonwealth of Virginia, in conjunction with local governments, using sustainable broad-based sources of funding.

TRANSPORTATION PROJECTS – NORTHERN VIRGINIA

STATE - 2005

The Northern Virginia Association of Realtors® (NVAR) supports planning and funding for the Western Transportation Corridor, Techway and a rail/bus service connecting Metro to Tyson's Corner, Reston and to Washington Dulles International Airport.

TOLLS ON THE DULLES GREENWAY

STATE – 2019

The Northern Virginia Association of Realtors® (NVAR) supports measures that reduce costs for Dulles Greenway users, including legislation granting the state flexibility in the rate setting process and encouraging distance-based tolling.

VIRGINIA AFFORDABLE HOUSING TRUST FUND

STATE - 2015

The Northern Virginia Association of Realtors® (NVAR) supports legislation to provide a reliable stream of annual funds for the Virginia Affordable Housing Trust Fund.

VIRGINIA GROWTH STRATEGIES ACT

STATE – 1995

NVAR opposes the Virginia Growth Strategies Act.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

STATE - 1997

NVAR supports efforts to reverse the lending policy of the Virginia Housing Development Authority (VHDA) to eliminate discriminatory lending practices.

VIRGINIA RESIDENTIAL LANDLORD TENANT ACT

STATE - 1992

NVAR continues to oppose any decrease in the "trigger" number for VRLTA, and endorses legislation which would restore the exemption in Northern Virginia to 10 single family dwelling units.

AFFORDABLE HOUSING

FEDERAL - 1996

NVAR supports federal initiatives to help solve the nation's housing problems. It is committed to the development and preservation of the nation's housing stock and making it available to the widest range of potential homebuyers.

FEDERAL – 2005

NVAR believes that federal mortgage finance and assisted-housing programs that have proven records for producing and preserving affordable housing must not only be preserved but strengthened and provided with significant additional resources. To encourage homeownership opportunities for all Americans and increase the supply of housing nationwide, necessary initiatives, programs and policies must be developed.

BANK POWERS

FEDERAL - 1992

NVAR opposes authority for national banks to engage in real estate activities.

BANKS IN REAL ESTATE

FEDERAL - 2009

NVAR maintains its long-standing position that supports the separation of finance and commerce, concerning federal banking.

BROWNFIELDS**FEDERAL-2002**

NVAR supports passage of S. 350 (Smith-Chafee), “Brownfields Revitalization and Environmental Restoration Act” which provides liability relief for innocent property owners and promotes brownfields redevelopment.

CAPITAL GAINS**FEDERAL - 1996/98**

NVAR supports a meaningful differential between the taxation of ordinary income and the taxation of capital gains.

CLEAN WATER ACT/WETLANDS**FEDERAL-1998**

NVAR supports the passage of wetlands legislation which includes: a standardized wetlands definition which includes hydrophytic vegetation; hydric soils and hydrology; a clearly defined permitting process; the creation of a priority wetland ranking system; a requirement that all local authorities and affected property owners be notified of wetlands inventories in their states; and the use of wetlands mitigation banking.

CLIMATE CHANGE**FEDERAL - 2011**

NVAR supports reasonable approaches and incentives to improve energy efficiency in commercial and residential buildings that do not include point-of-sale mandates.

COMMERCIAL SECONDARY MORTGAGE MARKET**FEDERAL - 1995**

NVAR supports legislation to remove the barriers to a larger market for commercial mortgage-backed securities (CMBS) and the development of a secondary market for CMBS.

**COPYRIGHT PROTECTION of COLLECTIONS of INFORMATION
DATABASE PROTECTION****FEDERAL - 2004**

NVAR supports copyright protection of the compilation of current listings and relevant information as a unique contribution by Realtors® to the real estate transaction.

COST RECOVERY for TENANT LEASEHOLD IMPROVEMENTS**FEDERAL 2002**

NVAR supports efforts to measure more accurately the depreciable life of buildings and to conform amortization periods of tenant improvements with the life of the lease.

DEPRECIATION RECAPTURE PROPOSAL**FEDERAL-1998**

NVAR opposes any proposal to create a new depreciation recapture scheme that is a hybrid of prior and current law.

DISASTER AND FLOOD INSURANCE**FEDERAL - 2009**

NVAR supports Federal regulations to allow property owners and prospective buyers to purchase disaster and flood insurance to protect their property.

FEDERAL HOUSING ADMINISTRATION**FEDERAL - 1997**

NVAR supports the restructuring of the FHA single family program to the extent that it would create a government-owned corporation. We support consolidating FHA's existing insurance programs into two separate insurance authorities: single family and multifamily; reducing the number of single family offices, centralizing the underwriting and processing centers, transferring the property disposition activities to the private sector, and providing state and local governments and community-based housing providers with the tools to leverage their subsidies with a variety of partners through wholesale credit enhancement arrangements. Also, FHA must maintain the ability to insure individual mortgages to meet the homeownership needs of families in all markets at all times. NVAR strongly opposes the privatization of FHA and proposals that impose income limits or target future business solely to first-time buyers.

FEDERAL LENDING**FEDERAL - 2010**

NVAR supports efforts to permanently increase conforming loan limits for Government Sponsored Enterprises (GSEs) Fannie Mae and Freddie Mac and renew investments in the Federal Housing Administration (FHA) to provide additional liquidity in today's mortgage marketplace.

FHA MORTGAGE INSURANCE LIMIT**FEDERAL-1999**

NVAR supports increasing the FHA mortgage insurance limit to \$227,150 and extending nationwide the simplified down payment calculation now in effect in Alaska and Hawaii.

FINANCIAL INSTITUTIONS PRODUCTS & SERVICES**FEDERAL-1993****DIVERSIFICATION; FEDERAL DEPOSIT INSURANCE REFORM LEGISLATION**

NVAR supports the concepts establishing a Diversified Holding Company (DHC) and a Financial Services Holding Company (FSHC) provided that: 1) real estate brokerage activities conducted by a state bank within the FSHC be closed or, failing that, real estate brokerage activities be moved out of the bank and conducted in a separately capitalized subsidiary of a state bank subject to the safeguards outlined in NAR's 1991 statement of policy; and 2) provisions be eliminated that permit a real estate brokerage firm in the DHC to cross-market its services with a bank in the FSHC.

FLOOD INSURANCE MORTGAGE TRANSACTION FEE**FEDERAL-2000**

NVAR supports federal budget proposals that make home ownership more readily available at lower costs and has concerns about a proposal to charge a \$15 mortgage fee on all transactions, to be dedicated to updating Flood Insurance Maps.

HEALTH CARE REFORM**FEDERAL - 1996**

NVAR ultimately supports 100% deductibility of health insurance premiums paid by self-employed persons. In the short term, NVAR supports restoring the 25% deductibility. Congress and the states should explore creative alternatives, including favorable tax incentives, to encourage the private sector to expand health care and related benefits.

HEALTH INSURANCE - 100% DEDUCTIBILITY**FEDERAL - 2000**

NVAR supports allowing a 100% deduction of health insurance costs by self-employed individuals.

MORTGAGE INTEREST DEDUCTION**FEDERAL - 1996**

NVAR supports current law, which permits deductions of the interest paid on mortgages of up to \$1 million in value on a primary residence and one additional residence. In addition, the interest paid on home equity loans of up to \$100,000 may be deducted. NVAR vigorously opposes any change to current law.

MORTGAGE REVENUE BONDS/CREDIT**FEDERAL - 1994**

NVAR supports a permanent Mortgage Revenue Bond/Mortgage Credit Certificate program.

NATURAL DISASTER INSURANCE**FEDERAL - 2005**

NVAR supports efforts to make homeowners insurance more readily available to purchasers. We also support natural disaster insurance legislation that could include: (1) a federal backstop to supplement the private market by selling reinsurance to private insurers, reinsurers and state insurance programs; (2) a federal tax incentive allowing insurers to create a tax-deferred reserve fund to pay future claims from natural disasters; and (3) federal promotion of mitigation efforts to make homes and communities more resistant to natural disasters.

PASSIVE LOSS LIMITATION**FEDERAL - 1994**

NVAR believes that real estate entrepreneurs in rental real estate should not be treated unfairly under the passive loss limitation. Active or material participants in real estate should be allowed to deduct their cash losses against their other income, and real estate entrepreneurs should be allowed to deduct all rental losses against their other income.

PREDATORY LENDING**FEDERAL - 2009**

NVAR supports federal legislation or regulation that represents a balance for continued valid uses of subprime loans for borrowers that don't qualify for prime loans with lower interest rates, while avoiding abusive lending practices.

PREEMPTION OF STATE LAWS**FEDERAL - 2007**

NVAR opposes the efforts of un-elected federal regulators to change national policy through rulemaking, rather than by elected officials through the legislative process.

PRIVATE MORTGAGE INSURANCE**FEDERAL - 1992**

NVAR supports legislation prohibiting lenders from continuing to charge premiums for mortgage guarantee insurance after the principal of the loan amount falls below that point above which insurance was required.

PRIVATE PROPERTY RIGHTS**FEDERAL - 1997**

NVAR recognizes the importance of protecting our natural environment. However, any such restrictions on the use of property should be balanced with the constitutional private property rights guaranteed to our citizens under the Fifth Amendment.

FEDERAL - 2001

NVAR recognizes the importance of environmental protection. However, property restrictions should balance with the property rights guaranteed under the Constitution.

PROPERTY INSURANCE**FEDERAL - 2013**

NVAR supports efforts to adopt legislation that encourages the availability and affordability of property insurance, including a long-term reauthorization of the National Flood Insurance Program (NFIP) and natural disaster coverage.

PROTECTING FINANCING**FEDERAL - 2011**

NVAR supports initiatives to strengthen the FHA mortgage insurance program while still allowing for access to safe, affordable financing by responsible borrowers. NVAR also supports initiatives to make permanent the higher FHA loan limits, and prevent dramatic decreases in the availability of affordable, safe financing nationwide.

RADON**FEDERAL - 1995**

NVAR supports development of an expanded radon policy calling on both the public and private sectors to contribute to solving indoor air quality problems. NVAR strongly opposes mandatory radon testing during real estate transactions.

RESPA REFORM**FEDERAL - 2000**

NVAR supports reform of the Real Estate Settlement and Procedures Act (RESPA) 1) to support the preservation of the current favorable employee compensation provisions and, 2) to advance the ability of firms to offer one stop shopping by creating an environment where a real estate firm can offer directly to the consumer a package of fully disclosed settlement services at a guaranteed price.

FEDERAL - 2007

NVAR supports improvement of the current Good Faith Estimate (GFE) approach to disclosing mortgage loan costs (interest rate and settlement costs) to purchasers.

SMALL BUSINESS HEALTH PLANS**FEDERAL-2010**

NVAR supports small business health plan legislation that will give small business and self-employed workers the same right to quality, affordable health insurance as corporate employees and union members.

SURVIVING SPOUSE FAIRNESS ACT**FEDERAL-2001**

NVAR supports passage of legislation that would extend the full benefits of the \$500,000 capital gains exclusion to a surviving spouse.

TAX REFORM**FEDERAL - 1997**

NVAR opposes current flat tax proposals that repeal the mortgage interest deduction (MID) or permit only a limited deduction for indebtedness. NVAR continues to support a meaningful differential between the taxation of ordinary income and the taxation of capital gains.

2000 TAX BILL**FEDERAL-2001**

NVAR supports a tax bill that includes:

1. Mortgage debt cancellation relief,
2. Repeal of seller financing provisions enacted in 1999, and
3. 100 percent deduction for health insurance premiums paid by self-employed persons.

2003 TAX BILL**FEDERAL - 2004**

NVAR supports a tax bill that includes:

1. fair depreciation rules for leasehold improvements
2. tax incentives for the construction/rehabilitation of affordable housing

VA HOUSING DEVELOPMENT AUTHORITY FINANCING**FEDERAL - 1995**

NVAR supports exploring, at the federal level, the feasibility of including appliances in the financing of VHDA loans.