

The mission of the San Antonio Board of REALTORS® is to provide member products, programs and services to be a business, education and information resource; enhance the REALTOR® Image in the community and be the “Voice for REALTORS®” and consumers they serve on political and legislative issues.

In support of this mission, the members of the Government Affairs Committee Public Policy Workgroup developed this document which is to be used as a guiding philosophy on key issues that affect the communities where San Antonio area REALTORS® live and work. This guiding philosophy represents the background rationale and position statements that were promulgated during an open process of dialogue, debate and consensus of opinion.

This document shall empower the Board of Directors to take positions and implement strategic action on behalf of the San Antonio Board of REALTORS®, either on their own initiative or through recommendations by the Governmental Affairs Committee. Implementation of these positions shall be handled by the President/CEO or the Government Affairs Director, and others that may be authorized by the Board of Directors.

This document is to be viewed as dynamic and one intended to change, grow, and develop in sync with our mission as well as our community and business environments.

Land Use and Development

1. **Downzoning**: We oppose any “downzoning” or a reduction of economic value without compensation to property owners.
2. **Notification**: We support adequate notifications of any property owner whose property may be affected by changes proposed by government regulations.
3. **Development Costs**: We support reasonable development costs which will contribute a fair and reasonable portion of the cost of providing public services and infrastructure.
4. **Planning Efforts**: We support and encourage community dialogue regarding land use decisions and will encourage our membership to participate in those discussions. Our support is blended with the interest of private property rights to develop land within allowable uses as spelled out in comprehensive land use maps.
5. **Moratorium**: We oppose moratoria which affect construction except where the imminent health, safety and welfare of the public is endangered.

Taxation

1. **Transfer Taxes**: We oppose transfer taxes on real property. We will work with other associations and industries to oppose such taxes.
2. **Tax on Services**: We oppose professional service taxes.
3. **New Taxes**:
 1. We oppose new taxes without demonstrated need and elimination of waste in current revenues.
 2. We will consider supporting alternative forms of financing necessary services and

facilities, consistent with other policies and which are broad-based taxes that include all potential users of the service or facility.

3. We are committed to working with other recognized business partners and will consider their needs and recommendations when requested to support or oppose any new governmental revenues.
4. Property Tax Appraisal: SABOR supports fair and equitable appraisals based upon generally-accepted appraisal methodology.

Environment

1. Sustainability: Our natural environment is a key element to the quality of life in Texas. We support the principles of sustainable development. We will educate our membership on the benefits of sustainable development and construction practices. We support efforts that provide incentives for sustainable development and redevelopment rather than governmental mandates.
2. Energy Sources: We support and encourage the use and development of alternative energy sources for homes, businesses and transportation.
3. Water Conservation: We support efforts that encourage water conservation, the development of additional water resources that have no negative impacts on the natural environment; and water mitigation plans that protect and enhance natural habitats and appropriate uses for water supplies.
4. Incentives: We support these efforts to meet sustainable principles through the use of incentives or encouraging private market efforts rather than the imposition of government mandates.

Transportation

1. We support the orderly development and maintenance of transportation systems in an economically responsible manner.
2. We support transportation locations and design alternatives that protect or minimize the negative effects on neighborhoods and businesses.
3. We support ongoing efforts to maintain and improve the condition of surface level streets.

Landlord/Tenant

1. Rent Control: We oppose rental registration and rent control of any kind
2. Rental Housing Code: We oppose a separate rental housing code.
3. Private Property Rights: We oppose laws and policies which are injurious to the basic rights of private property ownership.
4. Eviction: We believe that property owners should be afforded adequate legal recourse to enable them to promptly evict those persons who do not have a legal right to occupy the premises.

Government Budgets

1. Spending: We support reasonable efforts to control government spending.

2. Taxation: We support tax policy that encourages private investment and economic growth.

General

1. Business Growth: We encourage the fostering and continued success of existing businesses and recruitment of new businesses to the San Antonio Metropolitan Area, such as providing incentives and efficient permitting processes.
2. Mandatory Inspection: We oppose any ordinance that would mandate any form of home inspection or code compliance as a prerequisite to the sale, transfer or exchange of real property.
3. Signs: We support reasonable sign ordinances that allow REALTORS® to effectively market property.
4. Ordinances: We oppose state, county or city ordinances which may cause legal liability for REALTORS® based on unreasonable disclosure.
5. Appraisals and Broker Price Opinions: SABOR supports appraisals done in accordance with appraisal standards and requirements so long as they do not affect a REALTOR®'s ability to perform broker price opinions.
6. Appraisals for Financing: SABOR supports appraisals done in accordance with generally accepted methodology sufficient to obtain financing for sales.
7. Code Enforcement: SABOR supports municipalities' reasonable code compliance enforcement.
8. IPMC: SABOR supports use of the International Property Maintenance Code as modified to meet local conditions.
9. Education: SABOR supports striving for an excellent public education system throughout the San Antonio Metropolitan area as it is critical to the continued economic growth and prosperity of the region.
10. HOA's: SABOR supports the legislature's continuing efforts to reform HOA laws to ensure HOA operations are transparent and consumer-friendly. SABOR will monitor legislation affecting homeowners associations and work with the legislature to ensure legislation does not contradict or confuse current laws.

Equal Opportunity Housing and Diversity:

1. Affordable Housing: We support incentive based efforts by government to create and maintain affordable housing opportunities.
2. Military Families: We support the inclusion of military families in our communities.
3. Fair Housing: We strongly support efforts by the state and federal government to protect individuals from housing discrimination.

State Government Issues

Generally, we will support legislative initiatives of the Texas Association of REALTORS® and will keep our members informed of the issues pending before the legislature. We will encourage our members to become active participants in TREPAC and to respond promptly to calls-to-action.

National Government Issues

Generally, we will support legislative initiatives of the National Association of REALTORS® and will keep our members informed of the issues pending before the legislature. We will encourage our members to respond to calls-to-action and to participate in other ways that will help carry the REALTOR® message to our Senators and Congressmen.

Government and Legislative Advocacy

1. Legislative Contact Team: We will encourage members to become Legislative Contact Team members to state senators and representatives through the Texas Association of REALTORS® program.
2. Government Affairs Liaisons: We will work to continue SABOR's active city and county liaison program.

Elections

1. Member Participation: We will encourage and support the membership's participation and leadership in political and community activities.
2. Candidate Interviews and Screening: It is the policy of SABOR to conduct candidate interviews for local, state and national elections.
3. Friendly Incumbent Policy: Generally, SABOR will support friendly incumbents. Friendly incumbents will be considered those who support private property rights and other REALTOR®-related issues.
4. Candidate Support: REALTORS® are encouraged to run for public office; however, a REALTOR® member will not automatically be given support from SABOR. REALTORS® are encouraged to support candidates endorsed by SABOR, TAR and NAR.
5. Voter Registration: As a public and member service, the Association shall encourage members to become registrars and shall conduct voter registration at the Association office.