

# RPAC: WHY I INVEST

REALTORS® POLITICAL ACTION COMMITTEE

PRE-COVID-19 LEGISLATIVE SESSION JANUARY TO MARCH 2020



YOUR BEST INVESTMENT

The REALTORS® Political Action Committee (RPAC) is one of the strongest advocacy organizations in the nation. For more than 50 years, RPAC enables us to advocate for REALTOR® interests at all three levels of Government. RPAC is supported by voluntary investments made by REALTORS® and affiliates who understand that it's critical for REALTORS® to have a seat at the policy table.



## REALTORS® Advocate for Property Rights in Short-Term Rentals

CAR's Government Affairs division advocated to protect the private property rights of homeowners for short-term rentals by defeating one damaging bill and narrowing a broadly drafted bill:

### **SB20-109: Short-term Rentals Property Taxes** *(Died in Committee)*

- This bill would have quadrupled property taxes on homeowners overnight by classifying a short-term rental as a commercial property statewide which fundamentally interferes with private property rights.
- CAR strongly opposed this bill because it didn't have a long-term vision for critical elements of our state's economy and would have negative ripple effects for residents throughout our state for decades to come.
- Local communities should have the autonomy to create fiscal policies that fit their needs, a statewide mandate is the wrong approach.
- Mountain resort communities that depend on travel and tourism dollars would have been especially impacted.

### **HB20-1093: County Authority to License and Regulate Business** *(Signed into Law)*

- As originally drafted this bill would have given counties full authority to license and regulate all aspects of any businesses within the county.
- CAR worked with lawmakers to narrow the scope to include only short-term rentals.
- CAR also narrowed the amendment to limit the authority counties have over short-term rentals, to regulation of fees and other operational terms such as regulations to remove snow or stow trash to deter bear activity near properties rather than the ability to reclassify taxing rates.



## REALTORS® Understand the Importance of Wildfire Mitigation

- CAR defeated an interim session bill that would have implemented a fire resistant building mandate on all new construction, increasing the cost of housing when inventory is already low across the state.
- CAR supported a bill to improve the wildfire tax deduction for homeowners that wish to mitigate their properties:

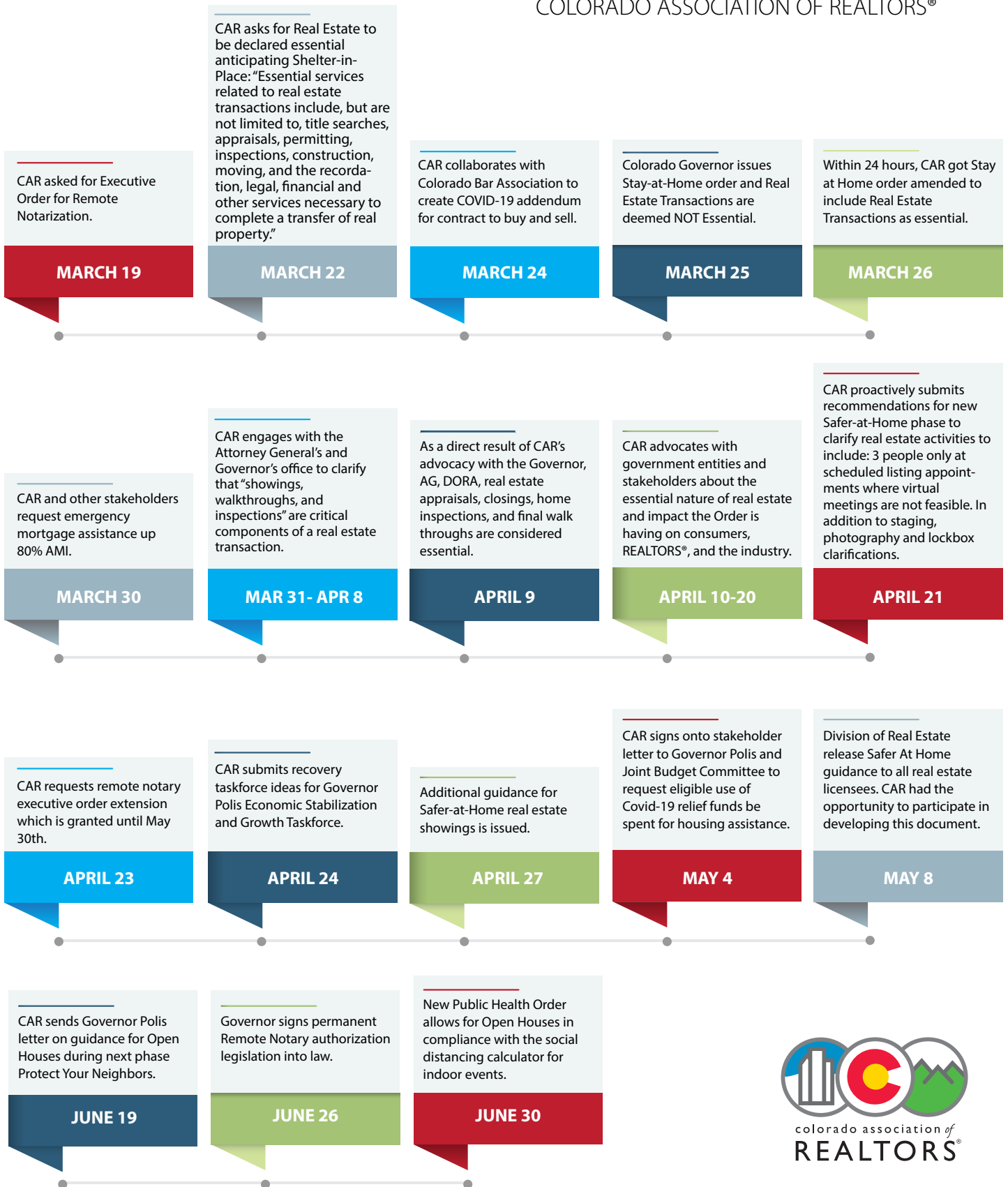
**HB20-1057** – expands the grant program another 7 years, extends access to the program to non-profits and fire protection districts and enables cost-sharing for up to 75% of the mitigation cost so that those with fewer economic resources can still prioritize wildfire mitigation for their property. **Signed into Law!**



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Solutions!

# 2020 COVID-19 TIMELINE OF ADVOCACY

COLORADO ASSOCIATION OF REALTORS®



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