

# 2018 LEGISLATIVE TALKING POINTS



## NC REALTORS® LEGISLATIVE PRIORITIES

### 1. IMPROVE THE STATE'S INFRASTRUCTURE

Across our state, homeowners are being faced with numerous challenges due to infrastructure in disrepair in their own subdivisions and neighborhoods. Due to inaction by developers, these roads were not turned over to the NC Department of Transportation therefore leaving homeowners to foot the bill to bring them up to current standard. Additionally, there is currently no statewide database to provide necessary information about the responsibility for road maintenance.

**NC REALTORS® POSITION:** Improve the requirements for developers to ensure that roads can be brought up to NCDOT standards for acceptance into the state system for future maintenance. Develop a statewide roads database which clearly lists a road's designation and maintenance responsibility that is easily accessible by consumers.

**HOUSE THANK YOU:** THANK YOUR REPRESENTATIVES FOR THEIR UNANIMOUS VOTE ON HOUSE BILL 457 "PERFORMANCE GUARANTEES/SUBDIVISION STREETS."

**SENATE ASK:** ASK YOUR SENATOR TO SUPPORT A HEARING FOR AND PASSAGE OF HOUSE BILL 457 "PERFORMANCE GUARANTEES/SUBDIVISION STREETS."

### 2. SUPPORT PROPERTY MANAGERS

Private process servers are not a new concept, not even in North Carolina. A majority of states and civil actions in North Carolina allow private process servers and use them regularly. The only civil process in the state which is not allowed to use private process servers in summary ejectment.

House Bill 1040 takes the following action on this issue:

- Allows summary ejectment claims to be served by a private process server when returned unexecuted by the sheriff;

- Allows the plaintiff in a summary ejectment to utilize a private process server in counties with populations of 900,000 or greater; and
- Clarifies the calculation of time the sheriff has to serve a summons in these cases.

While this bill would only allow for the option to use private process servers in Wake and Mecklenburg counties, these counties see more actions than any others in the state. Having an option to use a private process server will mitigate delay issues and save landlords, and ultimately consumers, money.

**NC REALTORS® POSITION:** Amend the law to allow for private process servers to be the allowable form of service for summary ejectment proceedings.

**ASK YOUR LEGISLATORS TO SUPPORT HOUSE BILL 1040 "AMEND SUM EJECT SERVICE/ALLOW PROCESS SERVER"**

### 3. AFFORDABLE HEALTHCARE FOR SMALL BUSINESSES AND INDEPENDENT CONTRACTORS

Current North Carolina law does not allow small business owners and independent contractors to get coverage outside of the ACA. The cost of health insurance continues to rise and is forcing these citizens to forego insurance and hope they are not hit with a catastrophic illness or accident.

**NC REALTORS® POSITION:** North Carolina should amend the law to allow small business owners and independent contractors to get health insurance through an Association Health Plan.

**ASK YOUR LEGISLATORS TO SUPPORT LEGISLATION THAT WOULD AMEND N.C.G.S. SECTION 58-3-8 DO THE FOLLOWING:**

- Allow a self-funded health benefit plan sponsored by a nonprofit organization which is not regulated as insurance; and
- Allows two or more nonprofit organizations to jointly sponsor a health benefit plan for their members.



# THANK YOUR LEGISLATORS

- FOR CONTINUED SUPPORT OF THE HOUSING TRUST FUND
- FOR CONTINUED SUPPORT OF THE WORKFORCE HOUSING LOAN PROGRAM
- FOR SUPPORT OF DISASTER RELIEF FUNDING
- FOR CONTINUED SUPPORT OF THE STATE'S FILM GRANT PROGRAM
- FOR MAKING NEEDED CHANGES TO THE SALES TAX LAW TO END THE CONFUSION AROUND THE TAXATION OF PROPERTY MANAGEMENT SERVICES

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## NOTES:

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