



**REALTORS® Working to Improve
Our Quality of Life**
Jobs • Homes • Communities

*We are REALTORS®.
We are your neighbors.
We are business owners.
We are community leaders.
We are parents and grandparents.
We are REALTORS®.*

We are civic volunteers. We help make Mississippi a great place to live. We are REALTORS®.

Mississippi REALTORS® know how communities grow and prosper. Our livelihoods depend on it.

We understand the housing market and economy, as well as the amenities and environmental features that keep our communities healthy and attractive.

That's why we're involved in efforts to plan for our state's growth and to enhance the quality of life in our communities.

We're committed to being involved in moving Mississippi forward... because we live and work here, and we care deeply about our future.

- REALTORS® are committed to:
- Protecting property owners
 - Ensuring economic vitality
 - Providing housing opportunity
 - Preserving our national environment
 - Building better communities

The Mississippi Association of REALTORS® is the state's largest business trade association serving more than 5,500 REALTORS® active in all phases of brokerage, development, property management and appraisal.



2010 LEGISLATIVE ISSUES



MISSISSIPPI
ASSOCIATION
OF REALTORS®



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A Message from MAR's President

Dear State Legislators:

On behalf of the Mississippi Association of REALTORS®, the state's largest business trade association, I thank you for your dedication and service to our great state. Each year REALTORS® from every corner of Mississippi convene here for "REALTOR® Day at the Capitol" to discuss key issues that matter to our businesses, promote the quality of life in our communities and ensure that homeownership remains an attainable dream for the hard-working citizens of our state.

The grassroots network of more than 5,500 REALTORS® across Mississippi is strong, and our political advocacy is even stronger. REALTORS® are actively involved in making their communities better places to live and work, and they recognize the vital importance of electing statewide leaders who understand the impact of a vibrant real estate market on the state's economy. They also understand the collective power of a united REALTOR® voice at our state capitol.

To this end, we present to you in this 2010 Legislative Issues Guide a snapshot of the main issues on which Mississippi REALTORS® will focus during this legislative session. We fully recognize the economic challenges and opportunities legislators will face during this legislative session relative to the state budget and understand that difficult choices must be made. We're grateful for your leadership and thank you again for all you do on behalf of the state of Mississippi. We're proud to be Mississippians, and we're proud to be Mississippi REALTORS®.

Respectfully,

Tony Jones
2010 President

MISSISSIPPI
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OF REALTORS®

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Following is a summary of key issues on which MAR will be working in the 2010 legislative session:



The Mississippi Association of REALTORS® serves as the voice of real estate in Mississippi fostering legislation that supports homeownership and the real estate profession.

Provide oversight and regulation of Appraisal Management Companies

MAR will support legislation that provides the Appraisal Board with oversight and regulation of Appraisal Management Companies doing business in the state of Mississippi.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Monetizing the federal homebuyer tax credit

MAR will seek legislation to monetize the extended and expanded homebuyer federal tax credit to make the money available to the homebuyer at the closing of a home sale. It would be repaid after the buyer's return is filed.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Charter schools

MAR supports legislation allowing for the creation of Charter Schools in Mississippi.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Education initiatives

Public education is a priority of the Mississippi Association of REALTORS®. MAR evaluates opportunities as they present themselves that support pro education/school initiatives pertaining to the betterment of quality of life in Mississippi Communities.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Eminent Domain

MAR will oppose any Eminent Domain legislation that could have a negative effect on future economic development projects. MAR believes that an exemption for the Mississippi Major Economic Development Act (projects such as Nissan and Toyota) should be contained in any eminent domain legislation.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Financial Literacy Task Force

MAR will support legislation creating a task force to study how to improve financial literacy in Mississippi. The legislation will outline the task force's composition, and require the task force to study the ability of certain consumers to understand financial concepts. The task force would make recommendations based on its findings to the Governor. MAR will also aim to further the education for youth at the high-school level in areas of budgeting, banking, borrowing, maintenance of credit, spending, saving and investing -- realizing that personal financial knowledge is a life skill that will help give financial freedom through education.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

State income tax credit for first-time homebuyers

REALTORS® will continue to support efforts to provide a state income tax credit for first-time homebuyers. Such an incentive would help more Mississippians turn the dream of homeownership into a reality.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Section 42 housing ad valorem issues

Work with other interested parties to find a compromise to the property valuation method with regards to ad valorem taxes of Section 42 Housing. Section 42 is a tax credit system set up for owners and developers of low-income housing developments to encourage them to build and maintain housing for lower income families.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Support LLC reform and reform to Mississippi's trade name statutes

During the 2010 Legislative Session MAR will support LLC Reform and support changes to Trade Names statutes.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Amending IREBEA statutes

MAR will support amending the IREBEA statutes to allow interests earned on escrow accounts to be directed to Habitat for Humanity.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Tax incentives for green building

MAR will support establishing a tax incentive program that provides for tax credits or incentives when building to standards that are deemed to be energy efficient and/or environmentally friendly. Also, allow for tax incentives for the purchase of energy efficient appliances. For example, permitting that no sales tax is due when purchasing solar and geothermal equipment. Also, establish that the equipment is not subject to real property tax

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Health insurance exchange program

MAR supports legislation which will create a Health Insurance Exchange Program in order to allow employees to purchase a policy with pre-tax dollars and allow a policy to move with its owner to another business. Health insurance affordability and availability are top concerns for REALTORS®, most of whom are independent contractors.

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Sunshine legislation

This legislation will bring oversight and accountability to contracts the attorney general's office enters into with private attorneys. Provisions include requiring the attorney general to get proposals from three law firms before signing a contract with a firm to represent the state and requiring the State Personnel Services Contract Review Board to review legal contracts with a potential of more than \$500,000 in fees

SUPPORT / OPPOSE Bill Number: SB ___ HB ___

Other issues

BILL # _____ SUPPORT / OPPOSE
Explanation _____

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Explanation _____



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