

2019 REALTORS® CONFERENCE COMMITTEE BRIEFING REPORTS

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Association Leadership**

Committee: 2019 AEC Volunteer Leadership Advisory Board

Chair: Janet Kane

Vice Chair: Asa Fleming

Liaison: Arlene Davis

Staff Executive: Laurie Oken

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 AEC Volunteer Leadership Advisory Board are included.)

Discussion items include: review of the Volunteer Leadership Development Report; presentation of the Volunteer Leadership Development Survey Results; and break-out team discussions to discuss the survey results and four volunteer leadership competencies.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 AEC Volunteer Leadership Advisory Board.

This Advisory Board is 50% REALTORS and 50% association staff. The board was created in 2019 and this is their second meeting.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Association Leadership**

Committee: 2019 Association Executives Committee

Chair: Duncan Mackenzie

Vice Chair: John Sebree

Liaison: Arlene Davis

Staff Executive: Cindy Sampalis

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

The AEC may submit a recommendation to adopt Core Standards that are specific to state associations.

Background information on the issue:

An AEC work group was charged with considering revisions to the current Core Standards criteria that are specific to state associations. With input from state AEs, the work group identified components of the current standards that create the greatest value and identified other specific criteria that apply only to states. If the proposal is approved by the AEC and the Board of Directors at the November 2019 REALTORS® Conference, these customized state standards will be effective with the sixth Core Standards cycle, which begins January 1, 2020.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Association Executives Committee.

The committee will provide input to the Leadership Team on the Code of Ethics PAG report; hear reports from its advisory boards and work groups; and consider any input that emanates from the AE Forum.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Member Involvement**

Committee: 2019 Broker Involvement Council

Chair: Donna Smith

Vice Chair: Kimberly Dawson

Liaison: Kevin Sears

Staff Executive: James Macgregor

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Broker Involvement Council are included.)

None

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Broker Involvement Council.

The Broker Involvement Council members will hear about the outcomes from the Broker Involvement Workgroup and get an update from the key players involved. We will outline the new Broker Engagement Committee and Broker Engagement Council and brainstorm ideas for this new Council and Committee to tackle in 2020. The Chair will also update and congratulate the Council on their excellent work in recruiting Brokers into the Broker Involvement Program and provide an update on the broker involvement grants awarded this year.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Business Issues Policy Committee

Chair: Jeffrey Levine

Vice Chair: Dominic Pallini

Liaison: Melanie Barker

Staff Executive: Nia Duggins, Christie DeSanctis

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Business Issues Policy Committee are included.)

The Business Issues Policy Committee (BIPC) will discuss real estate fraud, closing scams, wire fraud, and anti-money laundering regimes and legislative proposals. The Committee will hear presentations from Melanie Griswold, District Attorney in the Real Estate Fraud Division at the Santa Clara County District Attorney's Office and Mark Haywood, CEO of the National Association of Estate Agents PropertyMark. The Committee will also hear updates from its Anti-Money Laundering and Real Estate Settlement Procedures Act (RESPA) work groups.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Business Issues Policy Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Business Issues Policy Committee

Chair: Jeffrey Levine

Vice Chair: Dominic Pallini

Liaison: Melanie Barker

Staff Executive: Nia Duggins, Christie DeSanctis

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Business Issues Policy Committee are included.)

The Business Issues Policy Committee will be discussing closing scams, wire fraud, real estate fraud, and anti-money laundering during the Committee Meeting. The Committee also will hear updates from the anti-money laundering and RESPA work groups. Each work group was formed earlier this year, and was tasked with assisting NAR with updating current anti-money laundering and RESPA materials for members to better understand the issues and the laws.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Business Issues Policy Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Commercial Committee

Chair: William Milliken

Vice Chair: Michael Schoonover

Liaison: Bob Turner

Staff Executive: Jean Maday

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Commercial Committee are included.)

The committee may discuss recommendations from the Commercial Research Advisory Boards on their project to streamline commercial market surveys with collaboration from the Institutes, Societies and Councils.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Commercial Committee.

The Commercial Committee will receive a report from the Commercial Research Advisory Board, updates on technology initiatives including the integration metrics of the listing platforms with RPR. Also, high level results from the new Commercial Net Promoter Score Survey will be presented with expected discussion about goals/work for the 2020 committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Commercial Federal Policy Committee

Chair: Jared Booth

Vice Chair: Nathan Hughes

Liaison: Melanie Barker

Staff Executive: Erin Stackley

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Commercial Federal Policy Committee are included.)

No action items or recommendations expected.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Commercial Federal Policy Committee.

The Commercial Federal Policy Committee will hear a federal tax update from Evan Liddiard, NAR Director of Federal Tax Policy, as well as a presentation from David Young from Ad Astra Law Offices about real estate and the cannabis industry. Finally, members of the Committee will be asked to share information, experiences, and issues they have regarding working with properties in Opportunity Zones or clients who wish to invest in them.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Commitment to Excellence Committee

Chair: Hagan Stone

Vice Chair: Eric Sain

Liaison: Pete Kopf

Staff Executive: Kasey Stewart

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Commitment to Excellence Committee are included.)

The Committee will receive a program update. Working Group Leaders will discuss progress on the platform, marketing, C3 Grant Competition, Ambassador Program and Broker Benefits. They will also receive a presentation of recent survey results, as well as a case study of one state exploring C2EX for CE. The Committee will also hear about the COE PAG and how it affects C2EX as well as brainstorm ideas on consumer facing promotions.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Commitment to Excellence Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Member Involvement**

Committee: 2019 Consumer Advocacy Outreach Advisory Board

Chair: Kevin Sears

Vice Chair: N/A

Liaison: Kevin Sears

Staff Executive: Erin Murphy

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Consumer Advocacy Outreach Advisory Board are included.)

The Consumer Advocacy Outreach Advisory Board will review the consumer advocacy campaigns and the Consumer Advocacy Outreach Program goals for 2019. They will hear from Victoria Gillespie on how advocacy and the “That’s Who We R” campaign will collaborate.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Consumer Advocacy Outreach Advisory Board.

1. Consumer Advocacy worked on 34 consumer Calls for Action this year – 8 states and 19 locals – we only had 12 in 2018.
2. The Consumer Advocacy Outreach database has grown to more than 9 million consumers that we email every month. The email educates these consumers on various topics such as new tax legislation, housing affordability, and infrastructure.
3. We leveraged internal and external partnerships to reach millions of consumers during June for Homeownership Month. A few of our activities included:
 - * A Press Club event with the Department of Veterans Affairs commemorating the 75th anniversary of the GI Bill
 - * Sponsorship at the Congressional Baseball Game at Nationals Park
 - * Sponsored content piece for Politico.com highlighting Homeownership Month and the “That’s Who We R” campaign

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Consumer Communications Committee

Chair: Tiffanie Mai-ganske

Vice Chair: Jay Mitchell

Liaison: Pete Kopf

Staff Executive: Victoria Gillespie, Karen Bebart

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Consumer Communications Committee are included.)

CCC will be presented information about the upcoming 2020 campaign, to provide feedback on the creative and the channel mix for media distribution. There will also be breakout discussions about campaign materials, and evolving the campaign - as well as a demo of a new Photofy app to support easy access to campaign assets and personalizing those assets.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Consumer Communications Committee.

Large Campaign presence at NAR Booth #5545 - driving members there to have their photo taken for the That's Who We R photo mosaic wall, and members will also receive an email with their photo that's easily shareable online, and of course, get hands-on help to see the campaign assets and how to access and leverage them. Plus - new That's Who We R merchandise for sale at the NAR Booth, including a new REALTOR Pride T-shirt.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Conventional Financing and Policy Committee

Chair: Seth Task

Vice Chair: Chris Read

Liaison: Melanie Barker

Staff Executive: Kenneth Fears

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

To amend NAR's Principles for Housing Finance Reform to reflect NAR's perspective on the role of the Government Sponsored Enterprises in support of home ownership and the secondary mortgage market and how the GSEs respond to new challenges to the market.

Here are the amendments:

The existing GSEs or any subsequent authority(s) should support the housing market for homeowners and renters as outlined in their charters. These authorities or any new authorities must be vehicles for providing ongoing assistance to the secondary mortgage market and for promoting access to mortgage credit throughout the nation at all times by increasing the liquidity of mortgage investments and improving the distribution of investment capital. Their activities must include support for mortgages to low and moderate income families and underserved areas to well underwritten borrowers for purchase or refinance of residential properties. 2) The GSEs should innovate to support the public mission and to meet the unmet liquidity of the market. To meet the obligations in their charters, the GSEs should explore and develop programs to meet the changing needs of the market that are not well served by the purely private sector. The regulator should strive to protect the intellectual property of the GSEs and their private partners as they develop new programs. The pilot programs should be vetted for market need, the effect on safety and soundness of the GSEs, and the impact on competition.

Background information on the issue:

Directors will be asked to adopt two amendments to the Housing Finance Reform Principles that reiterate NAR's perspective on the role the GSEs should perform in the market.

Since their inception, the GSE's have played a central role in the secondary mortgage market. The first amendment to NAR's policy reiterates NAR's perspective that the GSE's are critical to support the secondary mortgage market, which in turn is central to funding the national mortgage market. Furthermore, the second amendment states that the GSEs should act dynamically to address future issues in the secondary market.

Will this item create a financial benefit and/or obligation for state or local associations?

No

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Leadership Team**

Committee: 2019 Credentials and Campaign Rules Committee

Chair: Bill Brown

Vice Chair: Elizabeth Mendenhall

Liaison: N/A

Staff Executive: Lesley Muchow, Amy Jones

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Credentials and Campaign Rules Committee are included.)

Committee will be discussing the following items:

- 1) Review proposed expansion to the application filing restrictions outlined in Section D(1)
- 2) Discuss RVP campaign guidelines and the moratorium imposed August 2019:
"While the committee studies the RVP campaign guidelines, the CCRC leadership recently issued the following moratorium: until further notice, the CCRC will not apply rules or limitations on activity within states and regions in selecting future candidates for the office of NAR Regional Vice President. This moratorium applies only to the position of NAR RVP and not any other NAR elected office."
- 3) Permissible activities for REALTORS® who have not filed an application for Elected Office
- 4) Timing of State and regional vetting process for President-Elect, First Vice President and Treasurer outlined in Section B
- 5) Disclosure of Potential Candidates and Campaign Teams; and
- 6) Brainstorm Educational Efforts by Committee

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Credentials and Campaign Rules Committee.

Please note that the NAR Eligible Candidates' Forum will take place on Saturday, November 9 from 1:00pm - 2:00pm at Moscone West, Room 2007, Level 2. The Eligible Candidates for 2021 President-Elect and 2021 First Vice President will make brief remarks, followed by an opportunity for the Eligible Candidates for NAR Treasurer 2021-2022 to address the NAR Directors.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Community Engagement**

Committee: 2019 Diversity Committee

Chair: Daniel Hernandez

Vice Chair: Bikel Frenelle

Liaison: Tiffany Curry

Staff Executive: Fred Underwood

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Diversity Committee are included.)

Committee members will engage in two roundtable discussions. The first will address methods to increase inclusion of diversity on NAR committees. The second will follow presentations from several associations regarding recent diversity events and will examine the types of tools local associations may need to develop their own programs or activities to expand inclusion of diversity in association leadership.

The Committee will also review proposed action on two items before other committees. One is a proposal before the Professional Standards Committee to add a standard of practice to Article 3 of the Code of Ethics clarifying the duty not to discriminate as part of the duty to cooperate with other brokers. The second is policy proposal before the Federal Financing and Housing Policy Committee to support the voluntary nature of the Section 8 program.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Diversity Committee.

The Diversity Committee will be provided with a review of the changes in its purpose and the creation of a new Fair Housing Policy Committee. The Committee will also receive an update on several fair housing policy matters including NAR's comments on the HUD proposed Disparate Impact policies.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Federal Financing & Housing Policy Committee

Chair: George S. Wonica

Vice Chair: Sid Pugh

Liaison: Melanie Barker

Staff Executive: Megan Booth

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

That participation in the Section 8 Housing Choice Voucher program should remain voluntary.

Background information on the issue:

The Section 8 Housing Choice Voucher program allows low-income citizens to use subsidized vouchers to rent private apartments. Property owners who house these tenants agree to enter in to contract with a local housing authority or other governmental agency, and also with the Department of Housing and Urban Affairs. This contract subjects them to inspections and other property reviews. It also provides the resident with lease terms that may be different than non-subsidized tenants. In return, the government provides the rent payment that is not made by the resident, subject to federal appropriations. Participation in this program at the federal level is voluntary for property owners. However, some states have passed laws to make acceptance of vouchers (and the attendant contract) mandatory. There have been proposals at the federal level to do the same.

Will this item create a financial benefit and/or obligation for state or local associations?

no

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Financing & Housing Policy Committee.

The Committee will feature Roger Glendenning, Deputy Administrator of Single-Family Housing at the Rural Housing Service, to speak on recent and upcoming changes to their home loan program.

Item 2

The Directors may be asked to approve:

That NAR support/oppose making the Federal Housing Administration (FHA) an independent agency within the Department of Housing and Urban Development (HUD).

Background information on the issue:

The Trump Administration has put forward a housing finance proposal that supports making FHA an autonomous corporation within HUD to "to ensure it is able to keep pace with evolving portfolios and a dynamic, ever-changing marketplace. More independence would provide FHA greater control over staffing and procurement, including technology." While these could be positive developments in the efficiency and risk-management abilities of HUD; there are also concerns about operational and financing concerns.

Will this item create a financial benefit and/or obligation for state or local associations?

no

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Financing & Housing Policy Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Federal Taxation Committee

Chair: Robert Oppenheimer

Vice Chair: Dennis Badagliacco

Liaison: Melanie Barker

Staff Executive: Evan Liddiard

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

Motion 1 – Capital Gains Incentive to Increase Housing Inventory

To support tax policies that provide a zero capital gains tax rate or a reduced capital gains tax rate to owners of rental single-family homes, townhomes, or condominiums that sell the property to a first-time homebuyer (someone without an ownership interest in a principal residence during the 3-year period ending on the date of the purchase).

Rationale: Since the Great Recession, the number of rental homes in the U.S. has increased significantly as millions of previous owners who were under water with their mortgages found themselves needing to sell at prices far below what they had paid for their homes. A high percentage of these homes were purchased by investors who subsequently converted them into rental properties, which has significantly reduced the inventory of homes available for sale to first-time buyers. By offering a strong tax incentive in the form of a significantly reduced capital gains tax due on any gain, some owners of rental housing will be encouraged to sell their property to a first-time homebuyer. Also, the price for such sales should be lower as the investor will not have to charge as much to yield the same return as under the normal capital gains tax rate. Thus, such policies should both increase the inventory of homes for sale to first-time buyers and also reduce their price.

Background information on the issue:

A motion recommending that NAR support policies to provide capital gains incentives to owners of rental homes to encourage them to sell them to first-time homebuyers.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Taxation Committee.

Item 2

The Directors may be asked to approve:

Motion 2 – Down Payment Assistance Tax Incentives

To support tax policies that provide tax incentives to encourage home buyers to save for the down payment for their first home. These could include strengthening the current-law incentive to withdraw funds from an Individual Retirement Account (IRA) without a penalty, or new ideas such as Down Payment Savings Plans similar to the 529 College Savings Plan in the current law, tax deductions for deposits into Down Payment Accounts, similar to deductions allowed under current law for traditional IRAs, tax credits for deposits into Down Payment Savings Plans, and/or similar bold ideas that could significantly assist in saving for a down payment.

Rationale: Purchasing a first home can be very challenging for many or most Americans. According to surveys, one of the biggest barriers to purchasing a first home is saving enough money for a down payment. Because of the many social and economic benefits of homeownership to individuals, families, communities, and the nation, it is in the public interest to make it easier to save for a down payment through various tax incentives.

Background information on the issue:

A motion recommending that NAR support policies that provide tax incentives to assist first-time homebuyers to save for a down payment.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Taxation Committee.

Item 3

The Directors may be asked to approve:

Motion 3 – Slight Changes to FIRPTA Policy to Reduce Compliance Burden

NAR believes the interests of its members are best served by tax policies that encourage foreign investment in U.S. real estate and that provide, to the extent practicable, similar taxation between U.S. investors and foreign investors in U.S. real property. Accordingly, NAR policy should be guided by the following principles:

1. We affirm current NAR policy that states that "We support the rights of foreign citizens to acquire, own and sell U.S. real property and the right of U.S. citizens to acquire property outside the U.S. We also support the free flow of international capital for real estate and oppose laws and regulations that impede that flow."
2. We affirm current NAR policy that states that "We believe all resident owners of U.S. real estate should be subject to the same set of rules under the U.S. tax system. In addition, any unique reporting and disclosure requirements regarding foreign buyers and/or their agents should be kept to a minimum."
3. We affirm current NAR policy that states that "We also believe all U.S. investors and foreign investors in U.S. real estate should be subject to similar sets of rules under the U.S. tax system."
4. We affirm current NAR policy that states that "We support policies that encourage foreign direct investment in U.S. real estate through Real Estate Investment Trusts (REITs) that do not materially encroach upon the principle that all U.S. investors and foreign investors of U.S. real estate should be subject to similar sets of rules under the U.S. tax system."
5. We support policies that improve reporting and disclosure requirements regarding foreign ownership of U.S. real estate by

reducing the compliance burden on buyers, sellers, and/or their agents.

Rationale: Providing different rules on taxing capital gains on the sale of U.S. real property for U.S. investors and foreign investors is inherently unfair. Likewise, compliance requirements of laws to ensure equal taxation should not unduly burden buyers, sellers, and/or their agents, whether domestic or foreign.

Background information on the issue:

A motion to reaffirm current NAR policy on FIRPTA (Foreign Investment in Real Property Tax Act) and to also encourage changes to the law that will reduce its compliance burden on buyers, sellers, and their agents.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Taxation Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Federal Technology Policy Committee

Chair: Bobbi Miracle

Vice Chair: Nina Dosanjh

Liaison: Melanie Barker

Staff Executive: Sarah Young

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Federal Technology Policy Committee are included.)

The Federal Technology Policy Committee will meet on Friday, November 8 from 9:00 – 11:00 AM. The meeting will begin with a legal update from Deanne Rymarowicz, NAR's Associate Counsel, followed by an advocacy update on data privacy and net neutrality from Sarah Young and Colin Allen. We will wrap up with the meeting with an update from NAR's Strategic Business, Innovation and Technology Group.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Federal Technology Policy Committee.

National Association of REALTORS® Committee Liaisons & Board of Directors Meeting Updates 2019 REALTORS® Conference & Expo Global

Committee: 2019 Global Business and Alliances Committee

Chair: George Harvey

Vice Chair: Claire Killen

Liaison: Colin Mullane

Staff Executive: Joseph Schneider

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

The Chair of NAR's Global Business and Alliances (GBA) Committee created a informal Working Group to review NAR's current H-2B policy and make changes if necessary.

The current H-2B policy is several years old, and was in need of a review to ensure it reflects the thinking of the NAR membership.

(Proposed addition)

- NAR encourages all employers who participate in the H-2B Visa Program to strive for the highest levels of responsibility and accountability to the H-2B visa holders who are in their employ, and comply with all appropriate laws, regulations and guidance associated with the program.

Rationale

Over the past several years, the reputation of the H-2B visa program has been tarnished due to the actions of a tiny minority of employers who have not treated their visa holders well. This addition to the policy reminds employers that they are part of a partnership between visa holders and the federal government and they must adhere to the highest standards of compliance and accountability. This action on the part of employers will improve the program by ensuring that they are all in compliance and that the program is operating efficiently and effectively.

Background information on the issue:

The Chair of NAR's Global Business and Alliances (GBA) Committee created a Working Group, composed of GBA Committee members only, to review NAR's current H-2B policy and make recommendations for consideration by the GBA Committee, if necessary.

The current H-2B policy is several years old, and was in need of a review to ensure it comports with the thinking of the broader NAR membership. Directors will be asked to approve the proposed addition to the current policy.

Current NAR Policy Position:

- NAR supports the H-2B Worker Visa Program to ensure a steady supply of foreign workers to fill unfilled employment positions in the U.S.
- NAR supports an increase in the number of H-2B worker visas issued annually that is adequate to meet the demand for unfilled jobs, but that does not overwhelm the federal agencies charged with implementing and administering the program.
- NAR supports a provision in the H-2B worker visa program that exempts from the H-2B annual cap workers who have

already successfully participated in the H-2B Visa Program. These workers should be allowed to participate in the H-2B program, but not be counted under the annual cap.

- NAR supports an H-2B visa allocation system that is fair to all employers, and provides for an equitable distribution of H-2B visas for jobs that are available in all seasons and for all geographic areas of the U.S.

(Proposed addition)

- NAR encourages all employers who participate in the H-2B Visa Program to strive for the highest levels of responsibility and accountability to the H-2B visa holders who are in their employ, and comply with all appropriate laws, regulations and guidance associated with the program.

Rationale

Over the past several years, the reputation of the H-2B has been tarnished due to the actions of a tiny minority of employers who have not treated their visa holders well. This addition to the policy reminds employers that they are part of a partnership between visa holders and the federal government and they must adhere to the highest standards of compliance and accountability. This action on the part of employers will improve the program by ensuring that they are all in compliance and that the program is operating efficiently and effectively.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Global Business and Alliances Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Community Engagement**

Committee: 2019 Housing Opportunity Committee

Chair: Sarah Ware

Vice Chair: E'toile O'rear-libbett

Liaison: Tiffany Curry

Staff Executive: Wendy Penn

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Housing Opportunity Committee are included.)

N/A

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Housing Opportunity Committee.

N/A

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Large Firms & Industry Relations**

Committee: 2019 Idea Exchange Council for Brokers

Chair: Tiffany Meyer

Vice Chair: Christopher Duff

Liaison: Jim Imhoff

Staff Executive: Penelope Evans

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Idea Exchange Council for Brokers are included.)

The Idea Exchange Council for Brokers' meeting will consist of three panelists discussing Artificial Intelligence and how brokerages can take advantage of AI. The Council will then move to round table discussions of best practices when using AI.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Idea Exchange Council for Brokers.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Insurance Committee

Chair: Allan Dechert

Vice Chair: Greg Larson

Liaison: Melanie Barker

Staff Executive: Austin Perez

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Insurance Committee are included.)

The Insurance Committee will discuss FEMA's Risk Rating 2.0 initiative to align flood insurance rates to property specific risk next year. Committee members will hear from David Maurstad, Chief Executive of the National Flood Insurance Program (NFIP), and the Milliman actuarial consultants helping FEMA to replace its 50-year-old rating system with modern insurance technologies. The Committee will also receive updates on Congressional reauthorization of the NFIP and Association Health Plans.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Insurance Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Land Use Property Rights and Environment Committee

Chair: Kathleen Mcquilkin

Vice Chair: Eugene Szepeinski

Liaison: Melanie Barker

Staff Executive: Russell Riggs

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

The Committee may bring forward a motion revising and updating NAR's policy on Clean Air. Below is the proposed new policy:

Clean Air

NAR promotes the continued pursuit of improving air quality in harmony with economic growth, environmental protection and development of communities. NAR endorses federal guidelines that improve air quality in balance with housing needs and property rights. NAR supports:

- The need to monitor and maintain minimum standards of air quality that are based on scientific evidence.
- Ambient air quality standards for criteria pollutants as defined by the EPA.
- Programs that balance air quality with economic development, diversity and property rights.
- A preference for innovative solutions and market incentives as opposed to government-imposed penalties.

Background information on the issue:

At the May meetings, the Chair appointed a Working Group to undertake a comprehensive review of all 16 Committee policies, most of which have not been reviewed in many years. An update to the policy on clean air is the first to emerge from this review process.

These proposed changes update and simplify the policy and provide additional direction and flexibility to NAR's advocacy efforts on this issue. The Directors will be asked to approve these changes to the Policy on Clean Air.

Clean Air (proposed update)

NAR promotes the continued pursuit of improving air quality in harmony with economic growth, environmental protection and development of communities. NAR endorses federal guidelines that improve air quality in balance with housing needs and property rights. NAR supports:

- The need to monitor and maintain minimum standards of air quality that are based on scientific evidence.
- Ambient air quality standards for criteria pollutants as defined by the EPA.
- Programs that balance air quality with economic development, diversity and property rights.
- A preference for innovative solutions and market incentives as opposed to government-imposed penalties.

(Old policy to be deleted)

We support the need to monitor air quality and maintain minimum standards of air quality that are based on verifiable scientific evidence. Individual state and/or local governments should have input into the development and application of federal clean air standards. Further, regulators are encouraged to examine and accommodate local diversity when defining federal guidelines.

We support the role of the federal government to: establish national ambient air quality standards for criteria pollutants and make findings on interstate air pollution issues that are based on verifiable scientific evidence; make findings on interstate air pollution issues that are based on verifiable scientific evidence; set minimum standards for emissions of hazardous air pollutants based on verifiable health risks; and establish minimum standards for emission from mobile sources.

Furthermore, we believe that individual states should be responsible for monitoring air quality and developing programs to attain and maintain clean air standards. States should be provided with adequate funding to carry out the minimum federal standards. State and local program standards which exceed federal minimum standards should balance air quality with economic development. Innovative solutions and market incentives are preferable to government imposed penalties and should be strongly encouraged.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Land Use Property Rights and Environment Committee.

J. David Breemer, from the Pacific Legal Foundation, will be speaking to the Committee on the recent landmark U.S. Supreme Court case *Knick vs Township of Scott, PA*.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Law & Policy**

Committee: 2019 Legal Action Committee

Chair: Max Gurvitch

Vice Chair: Fritzi Barbour

Liaison: Stephanie Walker

Staff Executive: Lesley Muchow

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

That NAR provide legal action funding in the amount of \$100,000 to Golden Circle Real Estate Group, L.L.C. d/b/a Keller Williams Realty, Greater Des Moines in the case Sundermann v. Golden Circle Real Estate Group, L.L.C., d/b/a Keller Williams Realty, Greater Des Moines and Ryan Rohlf.

Background information on the issue:

Plaintiff's putative class action lawsuit alleges that Defendant Rohlf violated the Telephone Consumer Protection Act by placing telephone calls to Plaintiff's wireless phone number that was registered on the Do Not Call Registry. Plaintiff seeks damages from Defendant Rohlf and his brokerage Defendant Golden Circle Real Estate Group, L.L.C. d/b/a Keller Williams Realty, Greater Des Moines although Defendant Rohlf is an independent contractor and there is no agency relationship between the two parties. The Board of Directors may be asked to approve funding in the amount of \$100,000 to Golden Circle Real Estate Group, L.L.C. d/b/a Keller Williams Realty, Greater Des Moines.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Legal Action Committee.

Item 2

The Directors may be asked to approve:

That NAR provide legal action funding in the amount of \$333,000 in the case James Kennedy, II v. Weichert Co. d/b/a Weichert, REALTORS®.

Background information on the issue:

Plaintiff's putative class action lawsuit alleges that Defendant Weichert Co. d/b/a Weichert, REALTORS® misclassified its real estate salespersons as independent contractors instead of employees. Plaintiff seeks damages under the New Jersey Wage payment Law for improper withholdings, including marketing fees, MLS fees, lockbox fees, and liability insurance. The Board of Directors may be asked to approve funding in the amount of \$333,000 to Weichert Co. d/b/a Weichert, REALTORS®.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Legal Action Committee.

Item 3

The Directors may be asked to approve:

That NAR purchase a Master Policy for the Professional Liability Insurance Program for the NATIONAL ASSOCIATION OF REALTORS®, its affiliates, its member associations, and REALTOR® association multiple listing services from Chubb Group for the 2020 policy year beginning on January 1, 2020. NAR is required to maintain a "loss corridor reserve" in the amount of \$500,000.

That NAR purchase a NPE Patent Infringement Liability Policy for NATIONAL ASSOCIATION OF REALTORS®, REALTOR® association-owned MLSs, and state and local associations from RPX Insurance Services, LLC for the 2020 policy year beginning on January 1, 2020. The premium for this policy is the same as in 2019.

Background information on the issue:

The premium for the 2020 Professional Liability Insurance Program Master Policy is 10-20% higher than 2019. Coverage under this renewed policy raises slightly the deductibles applicable to antitrust cases.

The premium for the NPE Patent Infringement Liability Policy is unchanged from 2019.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Legal Action Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Association Leadership**

Committee: 2019 Local Leadership Idea Exchange Council

Chair: Carlos Gutierrez

Vice Chair: Sher Powers

Liaison: Arlene Davis

Staff Executive: Laurie Oken

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Local Leadership Idea Exchange Council are included.)

At all four of the forum breakouts, Airbnb headquarters representatives will discuss/present a 10-minute educational overview short term rentals. Members will be asked to discuss a variety of topics including best practices, C2EX and professionalism and association relevance.

The closing session will include a question and answer with NAR leadership on topics and questions derived from the forum breakouts.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Local Leadership Idea Exchange Council.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Meeting and Conference Committee

Chair: Kristy Hairston; Jennifer Branchini

Vice Chair: Stefanie Hahn; Danette O'Neal

Liaison: Pete Kopf

Staff Executive: Heidi Henning

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Meeting and Conference Committee are included.)

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Meeting and Conference Committee.

The 2019 Meeting and Conference Committee held a reception Wednesday, November 6, 2019 to kick-off the Conference in San Francisco. There is no agenda to report because the Committee does not meet during the Annual Conference.

The next Committee meeting is January 14-15, 2020 in Chicago, IL. The 2020 REALTORS® Conference and Expo dates are November 13-16, 2020 in New Orleans.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Member Communications Committee

Chair: Marianne Bornhoft

Vice Chair: Natalie Davis

Liaison: Pete Kopf

Staff Executive: Susan Welter, Stacey Moncrieff

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Member Communications Committee are included.)

The committee will discuss:

- NAR's vision/goals for member data (Faisal Ghuari will speak)
- Use of predictive analytics to build conference promotion campaign and to segment REALTOR® Magazine audience (Susan Welter and Karen Belita will speak)
- NAR digital strategy (Roland Varesko will speak)
- New consumer ad campaign portal that will make it easier for members to use and share CAC materials (Roland Varesko and Havas team will speak)

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Member Communications Committee.

Based on the presentations, the committee members will divide into breakout groups and provide recommendations to staff regarding a number of topics, such as first steps for moving forward on use of predictive analytics for REALTOR® Magazine; feedback on the CAC portal; and (possibly) steps needed to improve member data collection and sharing.

National Association of REALTORS® Committee Liaisons & Board of Directors Meeting Updates 2019 REALTORS® Conference & Expo Law & Policy

Committee: 2019 Membership Policy and Board Jurisdiction Committee

Chair: Donald Marple

Vice Chair: Andrew Sarno

Liaison: Stephanie Walker

Staff Executive: Katie Goldberg

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

- That the Procedure for Approving the Name of a Member Association specific to alternative business names (“DBA”) be amended to require that an association requesting use of a DBA must submit to NAR visual examples of how the proposed DBA will be used by the requesting association.
- That the Procedure for Approving the Name of a Member Association be amended to limit state and local REALTOR® associations to use of one alternative business name (“DBA”) that includes the REALTOR® trademark as approved by NAR.

Background information on the issue:

At the May 2019 Meetings in Washington D.C., the committee passed a recommendation limiting associations to one alternative business name (“DBA”) and requiring a copy of the state regulatory body filing for the alternative business name. The committee’s recommendation was sent back to the committee for further consideration by the NAR Board of Directors. A work group of the committee was appointed to further study the issue. The purpose of the work group was to review NAR’s name change procedures to ensure protection of the REALTOR® trademark and prevent dilution of the marks when associations apply for alternative business names.

There is a lot of confusion on what an alternative business name is. Under NAR policy, an alternative business name is only a name for an association approved by NAR through the name change procedures that is other than the name that appears in the articles of incorporation (or similar document). Name changes and applications for alternative business names are considered based on criteria set forth in the name change procedures, the criteria provides (emphasis added):

(1) Ensure that the REALTOR® trademark is used properly and that the term REALTOR® or REALTORS® is used in the name. Any name (including non-geographic names) must convey the idea of an organization of members who have joined together to promote the professionalism of real estate practitioners in the community.

To be clear, the work group did not consider amendments to NAR’s Bylaws or the REALTOR® Trademark Rules. NAR’s Bylaws specifically prohibit the use of descriptive language with the REALTOR® marks (e.g., professional REALTOR®, local REALTOR®, etc.). Descriptive language includes geographic descriptors, such as “Illinois REALTORS®” to refer to members in Illinois. NAR’s Trademark Rules have always prohibited descriptive language with the REALTOR® Marks, and this type of use to refer to an association’s members or a subset of the association’s members is not permitted. These improper uses have the potential to undermine NAR’s trademark protection efforts, and NAR must continue to enforce against such uses.

The Board of Directors will be asked to approve amendments to the name change procedure that:

o require that an association requesting use of a DBA must submit to NAR visual examples of how the proposed DBA will be used by the requesting association.

o Limit state and local REALTOR® associations to use of one alternative business name (“DBA”) that includes the REALTOR® trademark as approved by NAR.

Will this item create a financial benefit and/or obligation for state or local associations?

No.

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Membership Policy and Board Jurisdiction Committee.

The committee will consider one (1) contested application for change of name and two (2) contested applications for change of jurisdiction.

Item 2

The Directors may be asked to approve:

- That the Procedure for Approving the Name of a Member Association be amended to require mediation of all disputes.
- That the Procedure for Changing and Association’s Jurisdiction be amended to require mediation of all disputes.

Background information on the issue:

The directors will be asked to approve amendments to the name change and jurisdiction change procedures to require mediation of all disputes. Mediation affords associations an opportunity to fashion their own remedy in a positive environment that often leads to a “win-win” resolution not typically achieved by other methods of dispute resolution

Will this item create a financial benefit and/or obligation for state or local associations?

No.

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Membership Policy and Board Jurisdiction Committee.

Item 3

The Directors may be asked to approve:

That the Contested Application Procedures for Release of Jurisdiction be amended to account for recent mergers, change the filing requirements, clarify the burden of proof and enable recovery of attorney’s fees.

Background information on the issue:

These amendments make the Contested Application Procedures for Change of Jurisdiction more equitable and fair for associations having just undergone a merger.

Will this item create a financial benefit and/or obligation for state or local associations?

No.

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Membership Policy and Board Jurisdiction Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Leadership Team**

Committee: 2019 Multicultural Real Estate Leadership Advisory Group

Chair: Jay Gohil

Vice Chair: Joanne Poole

Liaison: N/A

Staff Executive: Fred Underwood

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Multicultural Real Estate Leadership Advisory Group are included.)

Closed Meeting: The Advisory Group will review the progress made towards its objectives and prepare information to be used by the 2020 Advisory Group regarding areas of collaboration between and among the groups.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Multicultural Real Estate Leadership Advisory Group.

National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
MLS & Data Management

Committee: 2019 Multiple Listing Issues and Policies Committee

Chair: Greg Zadel

Vice Chair: Cindy Ariosa

Liaison: Sam Debord

Staff Executive: Rodney Gansho

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

Recommendation: To adopt the following policy as new MLS Statement 8.0, NAR Handbook on Multiple Listing Policy:

"Within 24 hours of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public."

Background information on the issue:

Rationale: Distribution of listing information and cooperation among MLS participants is pro-competitive and pro-consumer. By joining an MLS, participants agree to cooperate with other MLS participants and subscribers except when such cooperation is not in their client's interests. This policy is intended to bolster cooperation and advance the positive, pro-competitive impacts that cooperation fosters for consumers. The public marketing of a listing indicates that the MLS Participant has concluded that cooperation with other MLS participants is in their client's interests.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Multiple Listing Issues and Policies Committee.

The Committee will receive an updates from: 1) the MLS Technology and Emerging Issues Advisory Board, and the 2) MLS Standards Work Group.

Item 2

The Directors may be asked to approve:

To amend MLS Policy Statement 7.73, Rights of Cooperating Brokers in the Presentation of Offers, reflecting changes to Standard of Practice 1-7 of the Code of Ethics made during the 2019 REALTORS® Legislative Meetings and Trade Expo. These changes establish a timeframe for when the listing broker must provide the required written affirmation or notification to the cooperating broker.

Cooperating participants or their representatives have the right to participate in the presentation of any offer they secure to purchase or lease to the seller or lessor. They do not have the right to be present at any discussion or evaluation of the offer by the seller or lessor and the listing broker. However, if a seller or lessor gives written instructions to a listing broker that cooperating brokers may not be present when offers they procure are presented, cooperating brokers have the right to a copy of those instructions. This policy is not intended to affect listing brokers' right to control the establishment of appointments for presentation of offers.

Where the cooperating broker is not present during the presentation of the offer, the cooperating broker can request in writing, and the listing broker must provide, as soon as practical, written affirmation stating that the offer has been submitted to the seller, or a written notification that the seller has waived the obligation to have the offer presented.

Background information on the issue:

This change will establish a consistent standard between the NAR Code of Ethics, Article 1, Standard of Practice 1-7, and MLS Statement 7.73, Right of Cooperating Broker in Presentation of Offer.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Multiple Listing Issues and Policies Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Professional Development Committee

Chair: Brad Copeland

Vice Chair: Curtis Wright

Liaison: Pete Kopf

Staff Executive: Kasey Stewart, Penny Evans

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Professional Development Committee are included.)

The Professional Development Committee will receive an update of the Code of Ethics PAG. The Committee will also receive updates from the two Work Groups, the Promotion and Integration of C2EX and Educational Offerings. The Committee will hear from the State and Local Education Directors Chairs on recent activities. Brad Copeland, Chair will provide a brief summary of the GRI reaccreditation process.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Professional Development Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Law & Policy**

Committee: 2019 Professional Standards Committee

Chair: Leigh York

Vice Chair: Matt Difanis

Liaison: Stephanie Walker

Staff Executive: Kate Lawton

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

The Committee will vote on whether to adopt the following new Standard of Practice under Article 3:

REALTORS® may not refuse to cooperate on the basis of a broker's race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Background information on the issue:

Article 3, at present, prohibits discrimination against a cooperating broker on the basis of any personal characteristic, including their membership in a protected class, however in order to reaffirm the National Association's commitment to diversity, the Committee will vote on whether to adopt the new Standard of Practice.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Professional Standards Committee.

Item 2

The Directors may be asked to approve:

The Committee will vote on whether to delete Standard of Practice 12-2, and to revise Standard of Practice 12-1 to read as follows.

Unless they are receiving no compensation from any source for their time or services, REALTORS® may use the term "free"

and similar terms in their advertising and in other representations only if they clearly and conspicuously disclose (a) by whom they are being, or expect to be, paid; (b) the amount of the payment or anticipated payment; (c) any conditions associated with the payment, and (d) any other terms relating to their compensation.

Background information on the issue:

As part of NAR's ongoing efforts to review and update the Code of Ethics to ensure adequate protection of consumers, clarity in requirements, and legal defensibility, the Committee will vote on whether to consolidate Standards of Practice 12-1 and 12-2 whether existing policy should be clarified in order to clearly specify what needs to be disclosed and that require that the disclosure be clear and conspicuous, consistent with Federal Trade Commission requirements.

Will this item create a financial benefit and/or obligation for state or local associations?

No

List any other informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Professional Standards Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Property Management Forum

Chair: Angie Tallant

Vice Chair: Malcolm Bennett

Liaison: Bob Turner

Staff Executive: Megan Booth

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Property Management Forum are included.)

The Forum will feature a series of roundtables on topics impacting property management. These will include emotional support animals; rent control; marijuana legalization; and business development tools.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Property Management Forum.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Public Policy Coordinating Committee

Chair: Julie Delorenzo

Vice Chair: Brenda Small

Liaison: Melanie Barker

Staff Executive: Megan Booth

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Public Policy Coordinating Committee are included.)

The action items from all committee reporting to PPCC will be considered and debated. Summaries of all Committees and Forums will be provided by their Chairs.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Public Policy Coordinating Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Real Property Valuation Committee

Chair: David Griffith

Vice Chair: Craig Morley

Liaison: Bob Turner

Staff Executive: Erin Stackley

Below is a summary of each of the key items the committees anticipate will be discussed at their meeting or presented to the Board of Directors for consideration.

Item 1

The Directors may be asked to approve:

The Bifurcated/Hybrid/Desktop Appraisal Policy Work Group will present a policy motion to the Committee on policy principles for regulations on "hybrid valuations."

Background information on the issue:

Hybrid valuations are performed by a state credentialed appraiser who may or may not have physically viewed a property, using property data from a third-party who has performed the interior/exterior observation.

The working group is proposing that the Committee and BOD approve supporting the following regulations:

- Selection of a third-party property data collector should be based on criteria and due diligence that will assure proper training, liability coverage, and access to necessary data. The individual must be able to provide unbiased information and there should be enforcement to ensure proper performance.
- There must be transparent disclosure to consumers regarding the bifurcated/hybrid valuation process.
- Accurate data obtained through uniform collection methods must be provided to the appraiser to perform a credible appraisal. The appraiser should be able to communicate with the property data collector, as necessary. The appraiser(s) must have geographic competency to complete the assignment.
- USPAP requires the appraiser to determine the scope of work necessary for each appraisal. The appraiser must be allowed to provide supplemental information in the report to address aspects of the assignment necessary to comply with USPAP. All data provided to the appraiser including the report must be available for retention in the appraiser's workfile.

Will this item create a financial benefit and/or obligation for state or local associations?

No.

List informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Real Property Valuation Committee.

The Committee will have a preview of the Real Property Valuation Forum from Jamie Moore, the Forum Chair, as well as an update from the Appraisal Foundation and the Valuation Disclosure Project. The meeting will include a discussion of matters from the MLS Advisory Board (Smart Exchange and iBuying/non-MLS comparable sales).

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Member Involvement**

Committee: 2019 REALTOR® Party Member Involvement Committee

Chair: Fran Davis

Vice Chair: Nykea Pippion Mcgriff

Liaison: Kevin Sears

Staff Executive: Victoria Givens

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 REALTOR® Party Member Involvement Committee are included.)

none

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 REALTOR® Party Member Involvement Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Disbursement**

Committee: 2019 REALTOR® Party Trustees for Campaign Services Committee

Chair: Andrea Mckey

Vice Chair: Andrew Barbar

Liaison: James Cormier

Staff Executive: Idis Rivera Morales

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 REALTOR® Party Trustees for Campaign Services Committee are included.)

n/a

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 REALTOR® Party Trustees for Campaign Services Committee.

n/a

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Public & Federal Issues**

Committee: 2019 Regulatory Issues Forum

Chair: Kurt Thompson

Vice Chair: Dean Dawson

Liaison: Melanie Barker

Staff Executive: Sarah Young

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Regulatory Issues Forum are included.)

Frank Abagnale is one of the world's top fraud prevention experts. The Catch Me If You Can author shares critical lessons in the world of security, helping business and government organizations stay a step ahead of cybercriminals.

Hear his story of living as America's most gifted con man, successfully impersonating an airline pilot, pediatrician, stockbroker, college professor and assistant attorney general, all while cashing \$2.5 million in forged checks.

Then, get his insights on how to protect institutions, associations and corporations from embezzlement, forgery, counterfeit currency, check fraud, identity theft and Internet fraud. He divulges white collar crime techniques and liability concerns under the new Uniform Commercial Code.

*The first 100 attendees will receive a free copy of Frank Abagnale's new book, Scam Me If You Can: Simple Strategies to Outsmart Today's Rip-off Artists. Book giveaway begins at 11:15 AM.

After the Forum, in the same room in a designated area Mr. Abagnale will be available, for a very limited time, for signing and meeting attendees (with or without books).

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Regulatory Issues Forum.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Member Services**

Committee: 2019 Research Committee

Chair: Karen Crowson

Vice Chair: Joanne Zettl

Liaison: Pete Kopf

Staff Executive: Jessica Lautz

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Research Committee are included.)

None

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Research Committee.

None

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Resort and Second Home Real Estate Committee

Chair: Ellen Mitchel

Vice Chair: Devon Viehman

Liaison: Bob Turner

Staff Executive: Kasey Stewart, Penny Evans

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Resort and Second Home Real Estate Committee are included.)

The Resort and Second Home Real Estate Committee will receive an update on the RSPS certification and the Commitment to Excellence Program. A legislative and regulatory update will be given along with review and affirmation of the H-2B Guest Worker Visa Policy. An Airbnb representative will give a presentation on policy challenges and opportunities for short term rentals.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Resort and Second Home Real Estate Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Law & Policy**

Committee: 2019 Risk Management Issues Committee

Chair: Lynda Nugent Smith

Vice Chair: Nikki Coppa

Liaison: Stephanie Walker

Staff Executive: Charlie Lee

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Risk Management Issues Committee are included.)

The Committee meeting will include presentations from three speakers who will discuss topics that touch on technology and privacy in real estate. The featured speakers will be Joshua Sharfman, CTO of California Association of REALTORS, who will speak about blockchain technology and real estate, Michael Miedler, President and CEO of Century 21, who will speak about the intersection of technology and real estate and what might be next, and Jean-Paul Cart, Partner at Schiff Hardin, who will speak about data privacy laws, particularly CCPA and GDPR. The Committee will also consider a report from Victor O'Schinnerer who will give an update about the insurance program. Other items that will be considered and discussed are the 2019 Risk Management survey results, the importance of professionalism and the Commitment to Excellence program, and possible risks with members' participation in online groups which was shared with the Committee by the MLS Advisory Board.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Risk Management Issues Committee.

There is nothing additional to report.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Disbursement**

Committee: 2019 RPAC Trustees Federal Disbursement Committee

Chair: Nancy Riley

Vice Chair: Kathy Fowler

Liaison: James Cormier

Staff Executive: Lisa Scott

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 RPAC Trustees Federal Disbursement Committee are included.)

1. Review and discuss the 2020 political programs and budgets governed by the committee.
2. Consider RPAC contributions to federal candidates running in early 2020 Primary Election states (CA; OH; TX).
3. Consider an expenditure for public opinion research re: federal public policy issues that would be presented at the 2020 federal policy conference.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 RPAC Trustees Federal Disbursement Committee.

n/a

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Fundraising**

Committee: 2019 RPAC Trustees Fundraising Committee

Chair: Sara Lipnitz

Vice Chair: John Powell

Liaison: N/A

Staff Executive: Lauren Facemire

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 RPAC Trustees Fundraising Committee are included.)

N/A

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 RPAC Trustees Fundraising Committee.

N/A

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Commercial & Business Specialties**

Committee: 2019 Single Family Investment Management Committee

Chair: Amy Hedgecock

Vice Chair: Deborah Newell

Liaison: Bob Turner

Staff Executive: Megan Booth

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Single Family Investment Management Committee are included.)

The Committee will discuss NAR's educational offerings for single-family rental managers. They may make a recommendation to the Education Committee of other courses that may be helpful. The Committee will review any expected NAR Committee activity impacting its members. They will also discuss a number of business development tools that promote single-family management.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Single Family Investment Management Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Disbursement**

Committee: 2019 State and Local Issues Mobilization Support Committee

Chair: Gregory Herb

Vice Chair: Nancy Cardone

Liaison: James Cormier

Staff Executive: Joe Maheady

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 State and Local Issues Mobilization Support Committee are included.)

Campaign Reports

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 State and Local Issues Mobilization Support Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
REALTOR® Party Community Engagement**

Committee: 2019 State and Local Issues Policy Committee

Chair: Deborah Baisden

Vice Chair: Ilene Horowitz

Liaison: Tiffany Curry

Staff Executive: Hugh Morris / Holly Moskerintz

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 State and Local Issues Policy Committee are included.)

Items include evaluation of all the existing policies overseen by the State & Local Issues Policy Committee and there will be some discussion/presentations regarding Short-term Rentals.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 State and Local Issues Policy Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Association Leadership**

Committee: 2019 State Leadership Idea Exchange Council

Chair: Geoff McIntosh

Vice Chair: Debra Chamberlain

Liaison: Arlene Davis

Staff Executive: Laurie Oken

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 State Leadership Idea Exchange Council are included.)

Members will discuss a variety of topics including community outreach, C2EX and NAR's Financial Wellness program.

The closing session will include a question and answer with NAR leadership on topics and questions derived from the forum breakouts.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 State Leadership Idea Exchange Council.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Leadership Team**

Committee: 2019 Strategic Thinking Advisory Committee

Chair: Bobbi Howe

Vice Chair: Sean Moore

Liaison: N/A

Staff Executive: Victoria Gillespie, Karen Bebart

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Strategic Thinking Advisory Committee are included.)

The committee will focus on new opportunities and ideas and what our focus should be in 2020. In 2019, this committee worked to develop a new mission and vision statement that better reflects NAR's current role - our "why", and vision - where we'd like NAR to be in the future. We have aligned on these two items (the committee and the leadership team) and will be presenting them at a Forum, Sunday at 1:30 pm at Moscone North South Room 151, to gather member feedback.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Strategic Thinking Advisory Committee.

**National Association of REALTORS®
Committee Liaisons & Board of Directors Meeting Updates
2019 REALTORS® Conference & Expo
Leadership Team**

Committee: 2019 Strategic Thinking Forum

Chair: Bobbi Howe

Vice Chair: Sean Moore

Liaison: N/A

Staff Executive: Victoria Gillespie, Karen Bebart

Item(s) or possible recommendations the committee may discuss or consider during their committee meeting. (When necessary, items from the Advisory Boards/Groups & Forums that report to the 2019 Strategic Thinking Forum are included.)

In 2019, the Strategic Thinking Advisory Committee worked to develop a new mission and vision statement that better reflects NAR's current role - our "why", and vision - where we'd like NAR to be in the future. The committee and the NAR's Leadership team have aligned on these two items and will be presenting them at this Forum, Sunday at Moscone North South Room 151, to gather member feedback.

Informational item(s) that may be beneficial for the Leadership Team/Board of Directors to know concerning the 2019 Strategic Thinking Forum.

The committee will be promoting the Forum to assure awareness - and attendance if they want to know more or give feedback.