

LOCAL INITIATIVES

New Dues-Funded IAR Advocacy Initiative Targets Attacks on Property Rights

The three-year program takes aim at escalating local government-imposed fees, taxes and illegal curbs on the real estate industry.



If there is a level of government that operates to a large extent under the radar of public awareness it is units of local government. **And Illinois has more units of local government than any other state in the nation!**

Also, because of home rule powers, many local municipalities are dealing with issues which have a direct impact on the business of Illinois REALTORS® and the private property rights of the clients and customers they serve. These issues include increasing transfer taxes, fire sprinkler mandates, residential teardown restrictions, for-sale sign bans, and impact fees.

Illinois is on the cutting-edge of REALTOR® advocacy with its team of experienced and effective lobbyists at the federal, state and local levels. The statewide Local Government Affairs Director (GAD) program presently consists of 11 IAR employees assigned to specific local REALTOR® associations to be proactive in their identification and lobbying on behalf of each local association in matters involving municipal and county government. However, the GADs cannot address the continuous creative taxing, revenue, and regulatory schemes devised by local government without additional resources, research and legal analysis.

The IAR Advocacy Initiative is the next step in REALTOR® advocacy. It puts muscle behind the local GAD program by providing funding for media and public awareness campaigns concerning local ordinances and ballot issues that clearly demonstrate that REALTORS® are integral members of the community. It will finance critical independent research to strengthen our advocacy efforts locally and statewide.

Important polling and uniform questioning of new buyers in a given area will determine "quality of life" issues of importance to the buying public. Imagine the value of knowing in a specific area the concerns of your clients and their priorities such as schools, infrastructure and taxes. We'll also use data like this to let our elected officials know what their constituents think on critical issues.

In addition, the program will fund development and dissemination of publications and brochures tailored to specific issues, such as:

- **Brochures** on special service areas, impact fees, property taxes or transfer taxes designed to heighten public awareness of these issues;
- **Hard-hitting mail pieces** to help a local REALTOR® association take the fight to the public on a proposed inspection ordinance;
- **Goodwill pieces** highlighting the fact that Illinois REALTORS® are committed to the economic well-being and quality of life in their communities;
- **Brochures educating consumers** about the extraordinary advocacy efforts of Illinois REALTORS® on behalf of homeowners and the costs that we save them.

IAR Dues Assessment

Other states, including Wisconsin and Washington, have implemented similar proactive advocacy programs funded by an annual dues assessment. IAR's initiative is funded by a three-year assessment of \$50 per member.

Case Study: Eminent Domain Reform

A good example of how advocacy works today is IAR's effective advocacy campaign that beat the municipal lobby, which stepped up its efforts to defeat the REALTOR®-supported Eminent Domain Act (SB 3086) in the spring 2006 legislative session. Widespread public support for the issue was fueled in large part by special strategies IAR used to garner high-profile media editorials in support of the bill, consumer polling, and the public Web site www.protectillinoisproperty.org.





Learn More:
www.IARActionCenter.org

The Challenge We Face...

Illinois has more units of local government than any other state in the nation. And those that are home rule units have virtually unlimited powers. While our innovative and aggressive Government Affairs Director (GAD) program has greatly expanded our advocacy power, we need to do more to continue to be effective in fighting the onslaught of local issues that continue to challenge our industry. Below are several recent examples from local Illinois REALTOR® associations.

Rockford Area Association of REALTORS®

Winnebago County School Impact Fees
 2030 Land Use Plan, Winnebago County
 Rockford Inspection Ordinance

McHenry County Association of REALTORS®

McHenry County 2020 Land Use Plan
 Harvard SSAs
 Crystal Lake Stormwater Management Ordinance (wetlands)
 Algonquin Art Impact Fee Ordinance

REALTOR® Association of the West/South Suburban Chicagoland (South Suburbs)

Hickory Hills Fire Sprinkler Mandate
 Calumet City Down-zoning Policy
 Dolton Prohibition of Sale of As-Is Properties

REALTOR® Association of the West /South Suburban Chicagoland (West suburbs)

West Chicago Transfer Fee Ordinance
 Hinsdale Teardown Regulations
 Bellwood "For Sale" Sign Ban
 DuPage County Road Impact Fee Ordinance

Three Rivers Association of REALTORS®

Plainfield Design Guidelines
 Joliet Transition Fees
 Manhattan Transfer Tax Referendum

REALTOR® Association of Northwest Chicagoland (Lake County)

Lake County Stormwater Management Ordinance amendments (wetlands)
 Waukegan Tree Preservation Ordinance
 Lake County Onsite Wastewater ISD Compliance

REALTOR® Association of Northwest Chicagoland (Cook County)

Schaumburg Teardown Regulations
 Arlington Heights Historic Home Preservation
 Arlington Heights Height Limitation (single-family homes)
 Wheeling "Open House" Directional Signs Regulation

North Shore – Barrington Association of REALTORS®

Evanston Demolition Tax
 Riverwoods Home Rule Consideration
 Evanston Inclusionary Housing Proposal

REALTOR® Association of the Fox Valley

Kane County Property Standards Code
 Elgin Front-Loaded Impact Fees
 Elgin Down-zoning/Over-crowding Policy

Aurora-Tri-County Association of REALTORS®

Yorkville Appearance Code
 Aurora Landlord / Tenant Disclosure Form
 Oswego "For Sale" and "Open House" Directional Sign regulation

DeKalb Area Association of REALTORS®

Sycamore Transfer Tax for Schools

Peoria Area Association of REALTORS®

Peoria Inclusionary Housing Ordinance
 Peoria County Subdivision regulations
 Peoria Form-Based Codes Consideration

Bloomington-Normal Association of REALTORS®

Normal Comprehensive Land Use Plan
 McLean County Development Impact Study
 Bloomington Rental Inspection Ordinance

Quad City Area REALTOR® Association

Allowance for Open House/Parkway/Directional Signs

Chicago Association of REALTORS®

"Troubled Properties" Administrative Adjudication Ordinance
 New Construction – Property Disclosure rule
 Affordable Housing Mandatory Set-Aside
 Sprinkler Mandate, Allowance for Plastic Pipes

Metro-East Area including REALTOR® Association of Southwestern Illinois and Greater Gateway Association of REALTORS®

Collinsville Housing Inspection and Occupancy Permit
 Highland Impact Fees
 Highland, Troy, and Madison Impact Fees
 Columbia Brick Ordinance (new home construction)
 Belleville Housing Inspection Ordinance

Champaign Co. Association of REALTORS®

Champaign County Agricultural Preservation Overlay Ordinance
 Urbana Rental Properties Inspection Ordinance
 Champaign County Stream Protection Buffers
 Champaign County Drainageway Setbacks

Capital Area Association of REALTORS®

Springfield Roadway Right of Way Increase
 Springfield Subdivision Ordinance Re-write
 Springfield Historic Building/Landmark Designation

