MASSACHUSETTS ASSOCIATION OF REALTORS®
Government Affairs Department
2009 MAR Legislative Victories

Your RPAC Dollars at Work!

- **Mobilized members to help convince legislators that a proposed sales tax on services, including commissions, would have been harmful to REALTORS® and the Massachusetts economy.**

- **Continued to defeat attempts to initiate real estate transfer taxes on home sales on both the state and local level.**

- **Successfully lobbied against efforts to single out homesellers for mandatory energy scoring.**

- **Successfully lobbied against legislation that would have unfairly mandated that sellers provide inspection and disclosure of environmental issues on properties they do not own.**

- **Lobbied successfully against burdensome lead paint legislation that would have mandated complicated and expensive lead tests that would have cost homeowners millions of dollars every year.**

- **Represented REALTOR® concerns on new smoke detector regulations from the Board of Fire Prevention Regulations. Worked to ensure that a provision was struck from the regulations requiring REALTORS® to physically remove the smoke detectors during inspection.**

- **Defeated a burdensome wetland disclosure proposal that would have required brokers to inspect and disclose all wetlands on any listing regardless of size. Requiring brokers to investigate and report to buyers on the various wetland restrictions, overlay maps, and provisions in each community would exceed the practice of brokerage as defined in Chapter 112.**

- **Successfully lobbied against a bill which would have radically changed and expanded the Massachusetts Hotel/Motel Tax law to include home rentals. This bill would have taxed home rentals made by individual private homeowners.**

- **Strongly supported bills that would create uniform Title 5 and uniform Wetland Codes. Uniformity of septic and wetland regulations from community to community will help ensure that their enforcement is based on science and not arbitrary guidelines, and will promote proper administration of the rules across the Commonwealth.**

- **Continued to support a Smart Growth Trust Fund with permanent funding.**

- **Opposed efforts to water down Chapter 40B, the state's anti-snob zoning law which has produced nearly 50,000 units of much-needed workforce housing since its inception in 1969.**