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AEI INSTITUTE

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#AEI2024

Transformation Through Legislation: Own it or Avoid it!



Bryan Greene

Impact of Advocacy



Trevor Koot

Impact of Climate Change &
Environmental Policy



Justin Landon

Land Use vs. NIMBYism



Julia Parenteau

Short-Term Rentals



David Stark

Aggressive Rental Housing Policy



Nathan Gorton

Buyer Broker Agency Agreements

Impact of Advocacy

Bryan Greene

Vice President of Policy Advocacy, National Association of REALTORS®

bgreene@nar.realtor

Land Use vs. NIMBYism

Justin Landon

CEO, Metro Association of REALTORS®

justinl@dfwre.com



Urban 3 and Texas A&M Research on Land Use

Justin Landon, CEO



Urban 3 and Texas A&M Research on Land Use

Impacts of Land Use
Policy from a Property
Tax Revenue perspective

1

Historical redlining
policies and the impact
on property tax revenue

2

Historical sales data and
land use analysis for
future development
and permitting

3

Project Costs – Three Phases

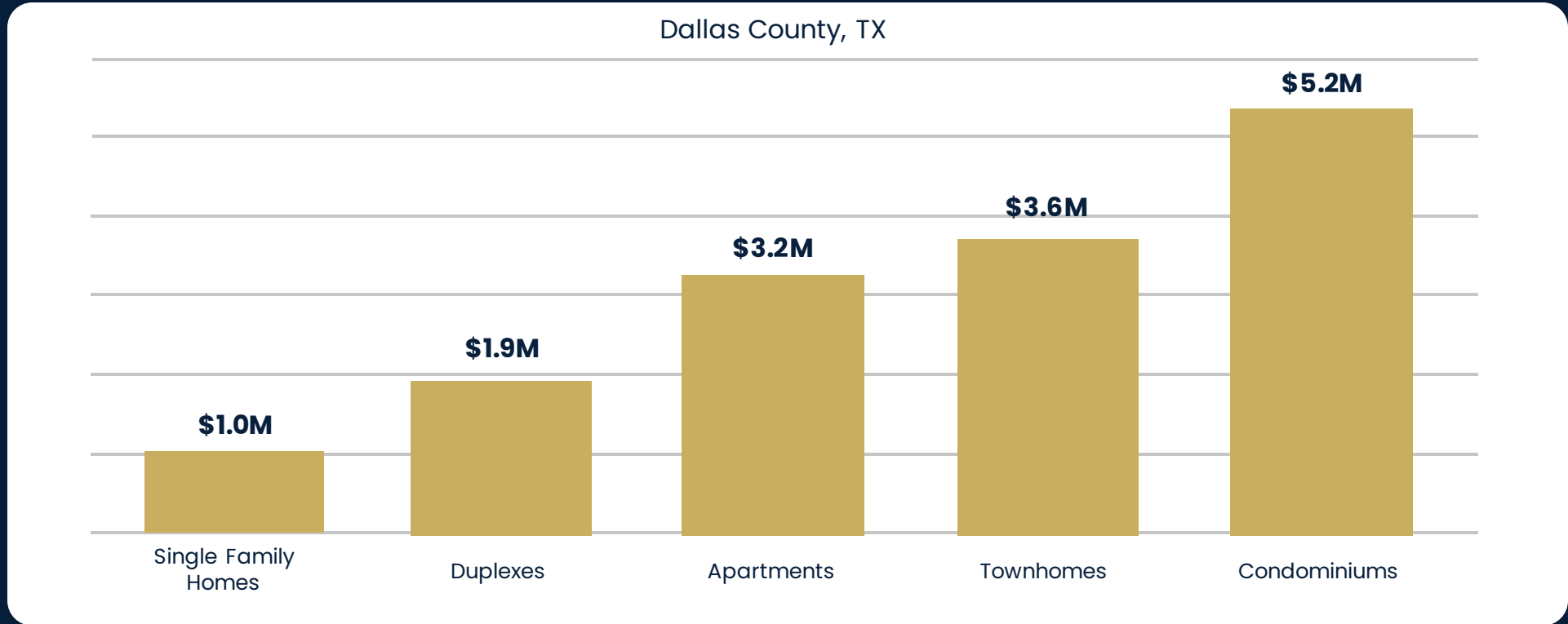
The first two phases were completed between 2022 and 2023. We did this because the maximum allowable amount we can access funding through the NAR Mega Grant program is \$60,000 per calendar year. To be eligible for the NAR Mega Grant we used the Mega Board for the following activities:

- **Smart Growth**
- **Fair Housing**

In 2022, we covered phase one costs with the NAR Mega Grant and did so under Smart Growth. The Phase two analysis focused on historical redlining and its impact on land use. Phase two costs were covered by the Mega Grant under Fair Housing.

Phase three utilized NAR Issues Mobilization funds to complete the project. All data shared between Texas A&M Real Estate Center and Urban 3 was strictly proprietary.

Residential Properties: Comparison of Avg Value Per Acre



Walmart Average
\$0.6M per acre

Aggressive Rental Housing Policy

David Stark

Chief Public Affairs & Communications Officer, Bay East Association of REALTORS®

davids@bayeast.org



Impacts of Climate Change & Environmental Policy

Trevor Koot

CEO, British Columbia Real Estate

tkoot@bcrea.bc.ca





Transformation Through Legislation

Trevor Koot



BCrea



BCrea





BCrea





BCrea





Implications:

- Insurance
- Financing
- Evacuation plans
- Emergency shelters
- Drones



Government and Regulator:

- The Energy Step Code
- The Clean BC Plan
- Virtual Home Energy Rating System
- Climate Change Risk Property Assessment
- Natural Catastrophe Preparedness



Ultimately, the impacts of climate change take a physical, psychological and emotional toll on everyone directly and indirectly affected. REALTORS[®], boards and associations must be prepared to support the people and communities that are impacted.

Short-Term Rentals

Julia Parenteau

Director of Public Policy, Texas REALTORS®

jparenteau@texasrealtors.com

Buyer Broker Agency Agreements

Nathan Gorton

CEO, Washington REALTORS®

nathan.gorton@warealtor.org

THANK YOU.



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