



GOVERNMENT AFFAIRS REPORT

October 2023

Prescott Area Association of REALTORS®, in conjunction with the National Association of REALTORS® and the Arizona Association of REALTORS®, provide superior industry knowledge and a genuine understanding of real estate issues. Prescott Area Association of REALTORS® is committed to bringing you the most up-to-date legislation and political news that affect the real estate industry and its members.

National Update:

Below are important Federal updates as of October 2023:

- **Housing Affordability, Maintaining Sufficient Inventory and Keeping up With Technology Among Biggest Challenges for Real Estate Firms Over the Next Two Years, NAR Report Finds:** Housing affordability, maintaining sufficient inventory and keeping up with technology were among the biggest challenges cited for firms in the next two years, according to the [2023 Profile of Real Estate Firms](#) by the National Association of REALTORS®. The report measures characteristics of firms nationwide to determine how they operate and assess what lies ahead. NAR surveyed its broker members of record to better understand firms' demographics, composition and characteristics from the executive and manager perspective. Click [here](#) to read more.
- **NFIP Extended in Last-Minute Funding Deal:** Following a massive advocacy blitz by the National Association of REALTORS®—which included a rare nationwide call to action—Congress passed a last-minute spending deal Saturday to avert a government shutdown and extend the authority of the National Flood Insurance Program (NFIP). The bipartisan agreement funds the government at 2023 levels through Nov. 17, ensuring pay for federal workers and the military, as well as extensions for other vital programs like the Federal Aviation Administration. Click [here](#) to read more.
- **NAR Supports SAFER Banking Act:** National Association of Realtors® President Tracy Kasper issued the following statement after Congress introduced the [Secure and Fair Enforcement Regulation \(SAFER\) Banking Act](#): "On behalf of the 1.5 million members of the National Association of Realtors®, we thank Congress for introducing the SAFER Banking Act. Since 2019, NAR has supported efforts by Congress to create a clear framework and open up access to financial services for cannabis businesses and those who provide services to them." Click [here](#) to read more.

State Update:

Below are important State updates as of October 2023:

- **Fall Legislative Update:** While the historic 204-day legislative session of yesterday may seem like it just ended, the 2024 session is now only 111 days away, and as you may have guessed, the Arizona REALTORS® lobbying efforts are hard at work for you. While several hot-button items, such as education and water, look to take the spotlight next year, the Arizona REALTORS® are meeting with both legislative and appointed leaders to ensure that the real estate industry, private property rights, homeownership and housing interests are protected in the coming session.
- **Short-Term Rentals:** For the third consecutive year, Representative Selina Bliss announced that she will continue to try to pass legislation that would allow smaller cities and towns to limit the number of short-term rentals (STR's), at the request of the League of Cities and Towns. With no changes in their approach or new details to protect private property rights and the disparity the law would create; this proposal remains largely viewed as dead-on-arrival once again.
- **Deed Fraud:** The Arizona REALTORS® have been meeting with Department of Real Estate Commissioner Susan Nicholson, Governor Hobbs' staff and Legislators to develop solutions that will stop the rising trend of deed fraud. While several solutions have been presented, the Arizona REALTORS® are speaking up against new regulations that would increase liability on REALTORS® and push to develop more substantive solutions that will truly address the issues. It's a fine line to walk but we are confident that we can find it.
- **Water:** Water will be one of the spotlight issues in 2024 and the Arizona REALTORS® are at the table; most recently, the Arizona REALTORS® have attended meetings for the Governor's Assured Water Supply Committee, as well as the legislative Ad-Hoc Water Committee Meeting. Proposals will likely focus on the 100-year assured water supply for build-to-rent developments and investments to support conservation and management.
- **Hot Bills to Watch**
 - **AZ SB1131: Residential leases; municipal tax exemption**
 - **HB2083**
 - **HB2084**
 - **HB2085**
 - **HCM2002**
 - **SB1506**

Real Estate News from Around AZ:

- Bill Gates wants to build this smart city:
<https://nationworldnews.com/bill-gates-wants-to-build-this-smart-city/>

- Valley cities struggle with fraudulent sober living homes:
<https://www.12news.com/article/news/local/valley/valley-cities-struggle-with-fraudulent-sober-living-homes/75-346f3190-7dd3-485d-9400-9338dbe4b021>
- Scottsdale proposals would strengthen local authority over short-term rentals
<https://www.scottsdaleaz.gov/news/scottsdale-proposals-would-strengthen-local-authority-over-short-term-rentals>

Regional & Local Update:

Below are important Regional updates as of October 2023:

- Yavapai County Has a New Facilities Director
<https://www.signalsaz.com/articles/yavapai-county-has-a-new-facilities-director/>
- Yavapai County study looks at space
<https://www.redrocknews.com/2023/08/06/yavapai-county-study-looks-at-space/>
- Planning and Zoning Commission Term - Opening
<https://www.dhaz.gov/CivicAlerts.aspx?AID=299>
- Prescott Fire Department Names Wildfire Risk Management Supervisor
<https://prescottnews.com/index.php/2023/08/05/prescott-fire-department-names-wildfire-risk-management-supervisor/>
- Prescott's 2022 Water Management Policy by Mayor's Commission up for discussion by City Council
<https://www.dcourier.com/news/2023/aug/05/prescotts-2022-water-management-policy-mayors-comm/>
- 2024 Municipal Election Candidate Packets Now Available
<https://www.prescottvalley-az.gov/CivicAlerts.aspx?AID=847>
- Prescott Valley Council considers economic incentive programs for under-served areas
<https://www.prescottvalley-az.gov/CivicAlerts.aspx?AID=846>
- City seeks two Planning and Zoning Commission members
<https://sedona.biz/city-seeks-two-planning-and-zoning-commission-members/>
- Arizona local government and construction jobs see a spike
<https://azbigmedia.com/business/arizona-local-government-and-construction-jobs-see-a-spike/>