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### **Grassroots Strength**

**The Kansas Association of REALTORS® (KAR) is the state's largest professional trade association, representing over 10,000 members involved in agricultural, commercial and residential real estate.**

### **Economic Engine**

**REALTORS® are dedicated advocates for over 700,000 Kansas homeowners and commercial property owners. We serve a very important role in creating economic growth, growing jobs and stimulating the overall Kansas economy.**

### **Partners in Policy**

**REALTORS® are dedicated to working with elected officials to create a better Kansas by supporting job growth and economic development, a high quality of life and affordable housing opportunities while protecting the rights of private property owners.**

### **Home Inspection Industry Registration**

In order to protect consumers, it is vital to ensure those acting as home inspectors have adequate education, training and experience to assist the consumer in the home buying process. Part of being a professional is to take responsibility for mistakes and errors that may arise in the course of providing services. REALTORS® are fully accountable, through licensing, regulation and professional standards for errors or omissions that may take place during the real estate transaction process. Similarly, Home Inspectors should be held accountable.

REALTORS® support legislation that requires the registration of Home Inspectors operating in Kansas. Such registration should include a demonstration of competency and financial assurance. The process of registration improves consumer protection, ensures professional competency and ensures the presence of a viable home inspection industry in Kansas.

### **Property Tax Relief and Reform**

REALTORS® believe real estate is burdened with an excessive share of the increasing cost of state and local government. While REALTORS® realize the importance of many programs funded through property tax revenues, we believe tax revenues should be equitably collected from a variety of sources and encourage taxing jurisdictions to consider the negative impact

to the housing market and the economy associated with increases in property taxes. REALTORS® support policies that give citizens a greater voice in the decisions impacting their tax burden. This includes efforts to make the property tax system more honest, transparent and accountable.

### **Providing KREC with Tools to Address Unlicensed Activities**

The State of Kansas has a long history of licensing individuals that represent the interests of those buying or selling real estate. This serves as an important protection for consumers by providing a framework for competently handling real estate transactions. An increasing number of unlicensed persons are performing services that resemble or are even identical to those holding real estate licenses, a practice that currently has little oversight.

Significant consequences exist for licensed real estate salespersons and brokers that do not follow the law or misrepresent the interests of their clients. Unlicensed persons should not be allowed to engage in practices that would otherwise require a license. The Kansas Real Estate Commission should be given reasonable powers to fully investigate, and when necessary halt services performed by unlicensed persons.

### **Protecting Private Property Rights**

REALTORS® believe in the fundamental right of all private property owners working through local governments to determine the highest and best use of their land. Further, we maintain that every citizen should have the right to acquire real property with the confidence and certainty that the value of such property will not be unreasonably diminished by governmental action at any level without just compensation or the owner's express consent. This includes opposing government actions that limit the rights of property owners to take lawful actions to recover rents due from that property.

### **Increasing Access to Homeownership**

As REALTORS®, we reaffirm the goal of “a decent home and a suitable living environment for every family.” REALTORS® are committed to helping every single Kansan who so desires to realize the America Dream of homeownership. Increasing access to homeownership should also be a goal for the State of Kansas. Simply put, we need more housing to support the needs of our current and future workforce. A shortage of quality housing is an undeniable barrier to economic growth and development in any community, particularly those in rural areas. REALTORS® believe a mix of policies should be considered to improve existing housing units and generate new construction.