



CAPITOL CONNECTION

A brief weekly update from the Colorado Association
of REALTORS® Government Affairs Division

This Week in the Legislature

HB 1284 Dies on Senate Floor

As introduced, [HB 1284](#) sought to create a process whereby CDOT, MPOs and their member local governments develop a corridor capacity strategic plan with the stated goal of preserving transportation capacity and efficiency in areas projected to become congested due to future development.

Earlier this week, CAR launched a Call for Action to targeted Senate districts, urging REALTORS® to contact their lawmakers in opposition of the legislation.

While REALTORS® certainly recognize the benefit that such planning provides to congested corridors, HB 1284 would have effectively given CDOT control over local development and would have allowed the state to intervene in local land use decisions.

CAR has traditionally advocated for local control of land use planning because we believe local governments know best the needs of their communities. This legislation would have created uncertainty, lengthened the planning process and driven up the costs of development.

HB 1284 died yesterday after it failed to garner enough support among lawmakers on the Senate floor.

Legislative Session Coming to a Close

We're in the final few days of this year's legislative session, meaning that lawmakers are putting in long hours to get through the remaining business. The session is officially set to adjourn on Wednesday, May 6th, but may end up doing so a day or two early.

Initially, legislators were expecting to be called in by the Governor for a special session in June to address the state budget. However, lawmakers now believe they may not need to meet again as additional federal dollars should be able to cover any changes to the economic forecast.

Since the line item for a special session was eliminated during budget cuts, ending a few days early would enable the legislature to fund the session if needed.

NAR Testifies on Mortgage Reform Bill

NAR President, Charles McMillan, Testifies before the House Financial Services Committee on Mortgage Reform Bill H.R. 1728

On April 23, 2009, NAR President Charles McMillan testified before the House Financial Services Committee (HFSC) regarding H.R. 1728, "The Mortgage Reform and Anti-Predatory Lending Act of 2009." President McMillan testified that REALTORS® support the need for mortgage reform, and generally support H.R. 1728; however, he recommended that a few adjustments be made to ensure that the legislation does not cause unintended consequences and unduly restrict the marketplace.

One concern is that the broad definition of mortgage originator could overreach and encompass some of the everyday activities of REALTORS®, including providing advice to consumers to help them find fair and affordable mortgages. He also suggested that the inclusion of just 30-year fixed rate mortgages in the safe harbor provision is too narrow.

In both instances, the legislation's rules could significantly hurt real estate professionals' ability to help navigate the consumer through the home buying process, as well as limit the traditional mortgage products available to the consumer during the home buying process.

The HFSC is currently preparing to "mark-up" this legislation during the week on April 26th with the expectation that it will be voted on by the full House in early May. NAR is continuing to work with members of the HFSC to ensure that final language contains provisions that ensure the appropriate protections for consumers and does not unnecessarily restrict the marketplace.

[NAR President Charles McMillan's testimony.](#)

"If Real Estate is your Profession, Politics is your Business"

By investing in the Political Survival Fund and REALTOR® Small Donor Committee, you are helping to:

- Protect your income and maintain your commissions;
- Educate and elect policy makers who support REALTOR® issues; and
- Improve the Quality of Life in your community and the marketability of property in your neighborhood.

Your support of PSF is critical to our legislative success - **Invest to your profession today!** This is the most vital piece of insurance your business will ever have.

** Your PSF contributions are voluntary dues and are used for political purposes. You may refuse to contribute without affecting your membership rights. Your contributions will be allocated according to the following formula: 30% of your contribution will be used by RPAC. Of this amount, 27% will be used by RPAC to support federal candidates and 3% will be used for other federal grassroots activities. 20% of your contribution will be used by RCPAC to support local candidates and other grassroots activities. 50% of your contribution will be used by RIPAC to support ballot issues. Your contributions are not tax deductible for federal income tax purposes.

House Bills: **368**
Senate Bills: **296**
Total: **664**

For more information on legislation affecting REALTORS®, bill positions, political affairs, and other current events, please visit: [CAR Government Affairs Home Page.](#)

An online version of the 2009 Legislative Directory (including committee rosters) and more information on legislation in the House and Senate, visit: <http://www.leg.state.co.us/>

The live broadcast of the House of Representatives is [now online](#) where broadcasts will also be archived. Live proceedings can also be viewed on Comcast channel 165.