



**2020 State REALTOR® Association  
Legislative Priorities Survey**  
State AE & GAD Survey

November 2019

Conducted by Research and the REALTOR® Party





October 21-November 5, 2019  
53 Online Respondents

## National Association of REALTORS® State AE & GAD Survey Frequencies

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Q.3 What is your position with your organization?  
Please choose only one option.

	Total
Government Affairs Director	76
Association Chief Executive Officer	9
Other	15

Please think about the top three (3) legislative issues your state faces in the next 12 months. We will ask you about each issue separately.

For each issue, please summarize it in three words or less and then, if necessary, provide a brief description about the issue in the “More details” area below.

Q.4 Priority 1

	Total
Rent control	11
Tax increases (general)/tax reform	11
Housing affordability	9
Licensing and professional regulations	9
Short-term rentals	9
Business taxes	6
Housing inventory/supply	6
Property taxes	6
Transfer taxes	6
Addressing specific state law or policy	4
Design standards	4
Modernizing and streamlining processes through technology	4
Changes to state government	2
Health insurance	2
Infrastructure/transportation/roads/water/sewer	2
Landlord/tenant/eviction regulations	2
Point of sale mandates	2
Regulatory Reform	2
State budget concerns	2
Teams	2
(Other)	2

Q.6 Priority 2

	<b>Total</b>
Housing affordability	13
Licensing and professional regulations	9
Addressing specific state law or policy	7
Transactional issue (buying and selling of real estate)	7
Environmental/energy- related regulations	6
First time home buyers	6
Landlord/tenant/eviction regulations	6
Modernizing and streamlining processes through technology	6
Zoning and land use	6
Housing inventory/supply	4
Rent control	4
Short-term rentals	4
Health insurance	2
Homeowner association	2
Independent contractor status	2
Point of sale mandates	2
Property taxes	2
Tax increases (general)/tax reform	2
Transfer taxes	2
(Other)	9
(None)	2

## Q.8 Priority 3

	<b>Total</b>
Transactional issue (buying and selling of real estate)	11
Infrastructure/transportation/roads/water/sewer	7
Tax increases (general)/tax reform	6
Broadband expansion	4
Business taxes	4
Changes to state government	4
Environmental/energy- related regulations	4
First time home buyers	4
Home insurance	4
Independent contractor status	4
Licensing and professional regulations	4
Property rights	4
Property taxes	4
Regulatory reform	4
Zoning and land use	4
Addressing specific state law or policy	2
Health insurance	2
Homeowner association	2
Housing affordability	2
Housing inventory/supply	2
Landlord/tenant/eviction regulations	2
State budget concerns	2
Teams	2
Transfer taxes	2
(Other)	13
(None)	2

## Combined Legislative Priority

	<b>Total</b>
Housing affordability	24
Licensing and professional regulations	22
Tax increases (general)/tax reform	19
Transactional issue (buying and selling of real estate)	19
Rent control	15
Addressing specific state law or policy	13
Short-term rentals	13
Housing inventory/supply	11
Property taxes	11
Business taxes	9
Environmental/energy- related regulations	9
First time home buyers	9
Infrastructure/transportation/roads/water/sewer	9
Landlord/tenant/eviction regulations	9
Modernizing and streamlining processes through technology	9
Transfer taxes	9
Zoning and land use	9
Changes to state government	6
Health insurance	6
Independent contractor status	6
Regulatory reform	6
Broadband expansion	4
Design standards	4
Home insurance	4
Homeowner association	4
Point of sale mandates	4
Property rights	4
State budget concerns	4
Teams	4
(Other)	24
(None)	4
<b>REALTOR Issues</b>	<b>70</b>
<b>Housing Affordability and Availability</b>	<b>59</b>
<b>Public Policy Real Estate</b>	<b>48</b>
<b>Total Taxes</b>	<b>48</b>
<b>Public Policy General</b>	<b>33</b>
<b>Infrastructure</b>	<b>13</b>

Q.10 Do you support or oppose [PIPE IN PRIORITY 1]?

	<b>Total</b>
Support	56
Oppose	33
Undecided (please explain):	11
<b>Support - Oppose</b>	<b>22</b>

Q.11 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 1]?

	<b>Total</b>
Take action	89
Monitor	11
<b>Take action - Monitor</b>	<b>78</b>

Q.12 Do you anticipate using any REALTOR® Party programs or resources to help address [PIPE IN PRIORITY 1]?

	<b>Total</b>
Yes	50
No	28
Not sure (please explain):	22

**(27 respondents)**

Q.13 (IF YES IN Q.12) Which NAR service/s or program/s do you intend to use?

Please select all that apply.

	<b>Total</b>
Advocacy Everywhere	48
Broker Involvement	23
Diversity Grant	3
State and Local Polling	36
Housing Opportunity Grant	13
Issues Mobilization Grant	58
Land Use Initiative	7
Smart Growth Action Grant	7
REALTOR® Party Plus	23
Consumer Advocacy Outreach Program	19
Placemaking Grant	3
State or Local IE Program	26
RPAC Fundraising Grants	7
State Key Contact Grant	16
Consumer Calls for Action	32
Consumer Advocacy Outreach Grant	16
REALTOR® Party Conference Grant	7
REALTOR® Party Speaker	7
On Common Ground publication	-
(Not sure)	-

Q.14 Do you support or oppose [PIPE IN PRIORITY 2]?

	<b>Total</b>
Support	61
Oppose	22
Undecided (please explain):	17
<b>Support - Oppose</b>	<b>39</b>

Q.15 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 2]?

	<b>Total</b>
Take action	82
Monitor	19
<b>Take action - Monitor</b>	<b>63</b>

Q.16 Do you anticipate using any REALTOR® Party programs or resources to help address [PIPE IN PRIORITY 2]?

	<b>Total</b>
Yes	37
No	41
Not sure (please explain):	22



**(20 respondents)**

Q.17 (IF YES IN Q.16) Which NAR service/s or program/s do you intend to use?

Please select all that apply.

	<b>Total</b>
Advocacy Everywhere	75
Broker Involvement	25
Diversity Grant	-
State and Local Polling	40
Housing Opportunity Grant	10
Issues Mobilization Grant	50
Land Use Initiative	5
Smart Growth Action Grant	10
REALTOR® Party Plus	20
Consumer Advocacy Outreach Program	35
Placemaking Grant	-
State or Local IE Program	15
RPAC Fundraising Grants	-
State Key Contact Grant	5
Consumer Calls for Action	45
Consumer Advocacy Outreach Grant	20
REALTOR® Party Conference Grant	5
REALTOR® Party Speaker	-
On Common Ground publication	5
(Not sure)	5

Q.18 Do you support or oppose [PIPE IN PRIORITY 3]?

	<b>Total</b>
Support	63
Oppose	24
Undecided (please explain):	13

Q.19 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 3]?

	<b>Total</b>
Take action	65
Monitor	35
<b>Take action - Monitor</b>	<b>30</b>

Q.20 Do you anticipate using any REALTOR® Party programs or resources to help address [PIPE IN PRIORITY 3]?

	<b>Total</b>
Yes	30
No	43
Not sure (please explain):	28

**(16 respondents)**

Q.21 (IF YES IN Q.20) Which NAR service/s or program/s do you intend to use?

Please select all that apply.

	<b>Total</b>
Advocacy Everywhere	69
Broker Involvement	6
Diversity Grant	-
State and Local Polling	19
Housing Opportunity Grant	-
Issues Mobilization Grant	44
Land Use Initiative	13
Smart Growth Action Grant	-
REALTOR® Party Plus	13
Consumer Advocacy Outreach Program	19
Placemaking Grant	-
State or Local IE Program	-
RPAC Fundraising Grants	-
State Key Contact Grant	-
Consumer Calls for Action	-
Consumer Advocacy Outreach Grant	-
REALTOR® Party Conference Grant	-
REALTOR® Party Speaker	-
On Common Ground publication	6
(Not sure)	13

Percentage of Respondents Planning to Use Each Resource

	<b>Total</b>
Issues Mobilization Grant	41
Advocacy Everywhere	39
State and Local Polling	32
Consumer Calls for Action	28
Consumer Advocacy Outreach Program	24
Broker Involvement	20
REALTOR® Party Plus	15
State or Local IE Program	15
Consumer Advocacy Outreach Grant	15
Housing Opportunity Grant	11
State Key Contact Grant	11
Land Use Initiative	9
Smart Growth Action Grant	6
RPAC Fundraising Grants	4
REALTOR® Party Conference Grant	4
REALTOR® Party Speaker	4
On Common Ground publication	4
Diversity Grant	2
Placemaking Grant	2
(Not sure)	4

Combined Resource Use

	<b>Total</b>
Advocacy Everywhere	56
Issues Mobilization Grant	52
State and Local Polling	36
Consumer Calls for Action	30
Consumer Advocacy Outreach Program	25
Broker Involvement	18
REALTOR® Party Plus	18
State or Local IE Program	16
Consumer Advocacy Outreach Grant	12
Housing Opportunity Grant	8
State Key Contact Grant	8
Land Use Initiative	7
Smart Growth Action Grant	6
(Not sure)	4
REALTOR® Party Conference Grant	4
On Common Ground publication	3
REALTOR® Party Speaker	3
RPAC Fundraising Grants	3
Diversity Grant	1
Placemaking Grant	1

Q.22 Do you anticipate supporting or opposing any ballot initiatives in 2020 (related or unrelated to your top 3 priorities)?

	<b>Total</b>
Yes	11
No	70
Not sure (please explain):	19
<b>Yes - No</b>	<b>-59</b>

Q.24 On another topic:

(ROTATE Q.24 AND Q.25) How much of a problem is housing affordability in [STATE]?

	<b>Total</b>
Very serious problem	39
Serious problem	50
Not a serious problem	11
Not a problem at all	-
<b>Very serious/Serious problem</b>	<b>89</b>
<b>Not a serious problem/Not a problem</b>	<b>11</b>
<b>Very serious/Serious problem - Not a serious problem/Not a problem</b>	<b>78</b>

Q.25 On another topic:

(ROTATE Q.24 AND Q.25) How much of a problem is the availability of housing/housing stock in [STATE]?

	<b>Total</b>
Very serious problem	33
Serious problem	54
Not a serious problem	13
Not a problem at all	-
<b>Very serious/Serious problem</b>	<b>87</b>
<b>Not a serious problem/Not a problem</b>	<b>13</b>
<b>Very serious/Serious problem - Not a serious problem/Not a problem</b>	<b>74</b>

Q.27 Finally, we have just a few questions for demographic purposes. Are you:

	<b>Total</b>
Male	63
Female	35
Prefer not to answer	2

Q.28 In what year were you born?

	<b>Total</b>
18-29	6
30-39	35
40-49	26
50-64	24
65+	7

**(5 respondents)**

Q.29 (ASK AE/CEO RESPONDENTS ONLY) How many years experience do you have as an Association Executive or Executive Officer for a REALTOR® association?

	<b>Total</b>
5 or Less	20
5 to 10	20
10 or More	60

**(41 respondents)**

Q.30 (ASK GAD RESPONDENTS ONLY) How many years have you served as a GAD for a REALTOR® association?

	<b>Total</b>
5 or Less	54
5 to 10	24
10 or More	22

## **Survey Methodology**

American Strategies designed and administered this online survey. The survey reached 54 State Association Executives and Government Affairs Directors from all 50 states, DC, Guam, Puerto, and the U.S. Virgin Islands. The survey was conducted from October 21-November 5, 2019.