

**2022
Legislative
Priorities
Survey**

***State
Association
Results***

NOVEMBER 2022

Conducted by
American Strategies &
the REALTOR® Party





October 11-27, 2022

53 Respondents

Margin of error: ± 12.5 percentage points

NAR State Association Priority Survey 2022 National Association of REALTORS® Counts

Q.3 What is your function at your REALTOR® association?

	Total
Chief Executive Officer/Association Executive	4
Government Affairs Director	38
Serve as both Chief Executive Officer and GAD	4
Other (Specify):	8

Q.4 Please think about the top three (3) legislative, regulatory, or electoral 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.

	Total
Housing Availability/Inventory/Supply	9
Transactional issues	9
Property Taxes/real estate taxes	5
Landlord/Tenant	5
Housing affordability	4
Tax increases (general)	4
Rent Control	3
Fair Housing	3
Elections and coalition building	3
Transfer taxes	2
Home Owner Associations (HOAs)	2
REAL Estate Licensing issues	2
Zoning - housing supply/stock	1
Short term rentals	1
Environmental issues & mandates	-
Private property rights	-
Land Use	-
Infrastructure development	-
Impact fees	-
Other	1
None	-
Don't know/refused	-

Please think about the top three (3) legislative, regulatory, or electoral 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.

	Total
Transactional issues	9
Environmental issues & mandates	6
Housing Availability/Inventory/Supply	5
Housing affordability	4
Property Taxes/real estate taxes	4
Tax increases (general)	4
REAL Estate Licensing issues	4
Landlord/Tenant	3
Zoning - housing supply/stock	2
Transfer taxes	2
Rent Control	2
Short term rentals	2
Land Use	1
Impact fees	1
Home Owner Associations (HOAs)	1
Fair Housing	1
Private property rights	1
Elections and coalition building	2
Infrastructure development	-
Other	1
None	-
Don't know/refused	-

Please think about the top three (3) legislative, regulatory, or electoral 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.

	Total
Transactional issues	6
Zoning - housing supply/stock	5
REAL Estate Licensing issues	5
Housing affordability	4
Tax increases (general)	4
Rent Control	3
Fair Housing	3
Environmental issues & mandates	3
Infrastructure development	3
Housing Availability/Inventory/Supply	2
Property Taxes/real estate taxes	2
Home Owner Associations (HOAs)	2
Short term rentals	2
Private property rights	2
Land Use	1
Landlord/Tenant	1
Elections and coalition building	1
Transfer taxes	-
Impact fees	-
Other	5
None	-
Don't know/refused	-

Combined Priorities (Categorized)

	Total
Housing Availability & affordability	36
Housing availability/inventory/supply	16
Housing affordability	12
Zoning – housing supply/stock	8
Taxes	28
Tax increases (general)	12
Property taxes/real estate taxes	11
Transfer taxes	4
Impact fees	1
Transactional Issues	24
Rental regulations	22
Landlord/Tenant	9
Rent Control	8
Short term rentals	5
Environmental issues & mandates	9
REAL Estate Licensing Issues	11
Fair Housing	7
Homeowner Associations (HOAs)	5
Elections and coalition building	5
Infrastructure development	3
Private property rights	3
Land Use	2
Other	7

Q.5 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 1]?

	Total
Take action	52
Monitor	2

Q.6 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 2]?

	Total
Take action	42
Monitor	12

Q.7 Which ONE of the following best describes what your association is planning to do on the issue of [PIPE IN PRIORITY 3]?

	Total
Take action	43
Monitor	11

Q.8 And when it comes to the top three legislative, regulatory, or electoral priorities for your association in the next 12 months, which of the following best describes your situation:

(ROTATE FIRST TWO CHOICES OFFENSIVE/DEFENSIVE)

	Total
Our association is primarily on the offensive and working to change existing laws, regulations, or candidates	13
Our association is primarily on the defensive and working to protect existing laws, regulations, or candidates	5
Our association is playing both offense and defense on our top legislative, regulatory, and electoral issues	36

Q.9 As you probably know, NAR offers state and local associations a number of services and grants through the REALTOR® Party program. Do you anticipate using any REALTOR® Party grants or services in the next twelve months?

	Total
Yes	33
No	-
Not Sure/Haven't decided yet	21

Q.10 (IF YES OR NOT SURE IN Q.9) Which NAR services or programs do you intend to use or do you think you might use?
Check all that apply.

	Total
Issues Mobilization Grant	33
RPAC Fundraising Grants	27
State or Local IE Program (Independent Expenditure)	23
Issues Polling	21
Advocacy Everywhere	20
Consumer Advocacy Outreach Grant	18
Fair Housing Grant	13
Housing Opportunity Grant	13
Request a REALTOR® Party Speaker	12
Consumer Advocacy Outreach Program	11
REALTOR® Party Conference Grant	10
REALTOR® Party Plus	9
State and Local Smart Growth Polling	9
Land Use Initiative	8
State Key Contract Grant	8
Diversity Grant	7
Placemaking Grant	7
REALTOR® Party Travel Team Visit	6
Rural Outreach Grant	3
Smart Growth Grant	3
(Not sure)	11

(20 respondents)

Q.11 (IF SELECT "ADVOCACY EVERYWHERE" IN Q.10) Do you intend to engage REALTORS®, Consumers, or both REALTORS® and Consumers in your Call for Action campaign?

	Total
REALTORS® only	3
Consumers only	-
Both REALTORS® and consumers	16
Not sure	1

Q.12 On another topic: (ROTATE Q.12 AND Q.13) How much of a problem is housing affordability in [STATE]?

(ROTATE RESPONSES FIRST TO LAST AND LAST TO FIRST)

	Total
Very serious problem	29
Serious problem	22
Not a serious problem	3
Not a problem at all	-
Very/Serious problem	51
Not serious/Not at all a problem	3

Q.13 On another topic: (ROTATE Q.12 AND Q.13) How much of a problem is the availability of housing/housing stock in [STATE]?

(ROTATE RESPONSES FIRST TO LAST AND LAST TO FIRST)

	Total
Very serious problem	34
Serious problem	19
Not a serious problem	1
Not a problem at all	-
Very/Serious problem	53
Not serious/Not at all a problem	1

Q.15 Thinking now about rent control, which of the following best describes your state.

	Total
My state has laws that preempt or prohibit rent control ordinances at the local or municipal government level	25
My state does NOT have laws that preempt rent control ordinances at the local or municipal government level	27
Not sure/Don't know	2

(25 respondents)

Q.16 (IF HAS LAWS IN Q.15) Do you anticipate challenges to your state's rent control preemption law in the next twelve months?

	Total
Yes	8
No	10
Maybe	6
Not sure/Don't know	1

(27 respondents)

Q.17 (IF DOES NOT HAVE LAWS in Q.15) Do you plan on pursuing statewide rent control preemption legislation in the next twelve months?

	Total
Yes	2
No	15
Maybe/Considering it	6
Not sure/Don't know	4

Q.18 Does your state government offer any kind of down payment assistance program?

	Total
Yes	44
No	7
Not sure/Don't know	3

Q.19 In general, does your association support or oppose government down payment assistance programs?

	Total
Support	41
Oppose	-
Neutral	9
Not sure/Don't know	4
Support - Oppose	41

Q.20 On a different topic, would you say your association's level of concern about extreme weather and weather-related events has (ROTATE) increased, decreased, or stayed about the same over the past three years?

	Total
Increased	18
Stayed about the same	36
Decreased	-

Q.21 Thinking now about the racial homeownership gap and segregation that persists in many communities. Have your state or local governments proposed, implemented, or discussed any changes in real estate related policies with the goal of creating more equitable communities?

	Total
Yes	27
No	19
Unsure	8

(27 respondents)

Q.22 (IF YES IN Q.21) Do you believe your association should take a position on the proposed changes in real estate related policies with the goal of creating more equitable communities?

	Total
Yes	20
No	-
Unsure	7

(27 respondents)

Q.23 (IF YES IN Q.21) And which of the following have been proposed, implemented, or discussed by your state or local governments with the goal of creating more equitable communities? Please check all that apply.

	Total
Changes in city or county zoning policies	23
Incentives to build affordable housing	23
Incentives to build workforce housing	21
Down Payment Assistance (DPA)	19
Low-income housing assistance programs	14
Changes in covenant language	12
Changes in city or county master plans	9
Property appraisal or assessment reforms	8
Community design changes	6
Other (Please specify):	2

Q.24 And on a different issue, how concerned are you about the creation of any new data privacy or cybersecurity regulations that directly affect the real estate industry, by either the federal or your state government?

	Total
Very concerned	2
Somewhat concerned	23
Not too concerned	16
Not concerned at all	2
Do not know enough about the issue to have an opinion	11
Very/Somewhat concerned	25
Not too/Not at all concerned	18

Q.26 Finally, we have just a few questions for demographic purposes.

Are you:

	Total
Male	29
Female	24
Prefer not to say	1

Q.27 In what year were you born?

	Total
18-29	4
30-39	11
40-49	17
50-64	18
65+	4
(Don't know/refused)	-

(8 respondents)

Q.28 (ASK AE/CEO RESPONDENTS ONLY) How many years of experience do you have as an Association Executive or Executive Officer for a REALTOR® association?

	Total
0-2 years	1
3-5 years	-
6-10 years	1
11-20 years	4
21-30 years	1
31-40 years	1
41-50 years	-
51+ years	-
Mean	16.3

(42 respondents)

Q.29 (ASK GAD RESPONDENTS ONLY) How many years have you served as a GAD for a REALTOR® association?

	Total
0-2 years	7
3-5 years	9
6-10 years	8
11-20 years	14
21-30 years	3
31-40 years	1
41-50 years	-
51+ years	-
Mean	10.1

Region

	Total
Region 1	6
Region 2	3
Region 3	5
Region 4	4
Region 5	6
Region 6	2
Region 7	3
Region 8	5
Region 9	4
Region 10	2
Region 11	6
Region 12	5
Region 13	3

NAR Regions

	Total
Mid-Atlantic and South	15
Midwest	10
Northeast	9
South Central	6
West	14

Survey Methodology

American Strategies designed and administered this online survey. The survey reached 53 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 11-27, 2022.