The Land Use Initiative is an analysis of proposed legislative and regulatory land-use, and new this year, real estate transactional, measures that impact the transfer of property and/or the interests of REALTORS®. Measures include comprehensive plans, amendments, legislation, ordinances or regulations.

Summary of Requests
- 25 LUI Requests
- 23 Sent to R&C
- 2 Denied
- Requests from Minnesota: 4
- Requests from other states: 21
- States REALTOR® Associations: 5
- Local REALTOR® Associations: 20
- Requests for STR/Vacation Rentals: 8

Type of Issues Reviewed

As noted in the Summary of Requests, Short Term/Vacation Rental measures led the pack of requests with 8 out of the 23 requests analyzed. These measures included language on onerous licensing, inspection and use requirements to added fees, requiring rental agreement submissions and formation of new regulatory bodies. One state law proposed reclassification of residential to commercial dramatically increasing the tax rates on properties.

Three measures dealt with development restrictions, including downzoning developable land, increased floodplain setbacks, tightening permitted uses and affordable unit requirements.

And there were also three tenant protection measures including a state measure that would enact for ten years tenant protections such as just cause convictions, tenant relocation fees and rent control and two local tenant protection measures limiting security deposits and advance notice of sale and relocation assistance.

St. Louis REALTORS®

“I’ve found the Land Use Initiative a remarkable resource in helping to understand a piece of legislation in much greater detail. The work of Robinson & Cole gives me concrete arguments that come with detail and an analysis that can be used in ways that align with our local policy stances.

Charlie Hinderliter, Director of Government Affairs
The majority of the other requests focused on restrictions on existing structures including historic design standards; sea turtle protection that required property owners to cover lighting and tint windows and real estate sign restrictions.