

NAR Legislative Conference & Expo

Washington DC
May 11-16, 2015

by James J. Tsighis

Interesting highlights and recommended actions for fellow members and colleagues:

Risk Management Committee

Highlight: *Independent Contractor Update, Lesley Walker, NAR Associate Counsel*
Action: [Read the white paper here.](#)

Highlight: *Unmanned Aerial Systems Update, Stephanie Spear, NAR Representative*
Action: NAR policy on UAS originated at 2014 Conference and Expo unchanged.
Review policy on commercial use here-

[National Association of REALTORS® Policy Statement: Unmanned Aerial Vehicles \(Drones\) | realtor.org](#)

Highlight: *TRD (RESPA/TILA Integrated Disclosures) Finley Maxson, NAR Senior Counsel*
Action: Access Window to the Law and brief overview with suggested expanded resources such as an article on “*New Disclosure Forms Alter Transaction*” and Phil Schulman’s Presentation: “*CFPB, RESPA Review Integrated Forms & Enforcement Actions*”

[Window To The Law: TRID Changes Coming](#)

Highlight: *Risk Management Issues Report/Emerging Issues/State Reports (18 state submissions)*
Action: 4 page double-sided report available upon request from RMC member;
Note: Arizona’s report was inadvertently omitted; Holly Eslinger gave a verbal report which focused on the difficulties agents are experiencing with solar devices and leases;

Highlight: Motion made and approved concerning adherence and implementation of an existing NAR policy on excused absences.
Note: Tracking over the past several years revealed that a minimum of 30% and up to 35% of RM committee members did not attend the meetings nor did they advise staff of their inability to do so.

Risk Management License & Law Forum

Highlight: The topics covered in the 90 minute presentation included: *Teams, Independent Contractors and REALTOR® Safety*. Attendees were introduced to the recently developed series available to all members entitled “*Window to the Law.*”

Expert speaker presentations were given by S. Anthony Gatto - Director of Legal Services, New York State Association of REALTORS®, Lesley Walker - Associate Counsel, National Association of REALTORS® and Robert Siciliano - CEO, www.IDTheftSecurity.com

Action: Access “Window to the Law” here -[View the videos here.](#)
Overview a presenter’s outline here- [Independent Contractor Presentation](#)
Independent Contractors white paper- [Read the white paper here.](#)

Note: My spouse and I attended a special 3 hour course entitled: *Real Estate Safety Matters: Safe Business = Smart Business* prepared and presented by NAR and the Center for Specialized REALTOR® Education.

“This course is meant to be universal. Every association can and should make this course a part of their training calendar. Within these pages, you’ll find the most comprehensive look at safety the REALTOR® profession has ever known.” Chris Polychron, 2015 President of the National Association of REALTORS®

Action: For more information on this important course:

[3-Hour Safety Course for REALTOR® Associations | realtor.org](#)

NAR Director

Highlights: Key issues presented and passed include:
I. NAR Board of Directors approved a system which will give brokers a single place to input listing data for distribution on multiple sites.

Action: [Nationwide Broker Data Entry System Approved](#)
The data entry system is explained in a video on REALTOR.org. [Access that now](#)

II. NAR CEO Dale Stinton provided an historic perspective on strategic initiatives launched since 1999.

[Strategic Initiatives Update, May 2015](#)

Capitol Hill Visits

Highlights: AAR and local association leadership visited Federal Legislators and respective staff to cover these important topics:

Protecting the Operations of REALTOR® Businesses

Protecting Commercial Real Estate Related Tax Provisions

Provide a Safe and affordable Path to Homeownership for American Families

Real Estate-Related Tax Policies are Vital to the Economy

Action: Specific Legislative Talking Points can be accessed here:

[REALTOR® Business Operations Issues](#)

[REALTOR® Commercial Real Estate Issues](#)

[REALTOR® Housing Finance Issues](#)

[REALTOR® Tax Issues](#)

Highlight: REALTORS® Urge CFPB Grace Period for RESPA-TILA
Action: NAR Urges Grace Period for RESPA-TILA Rule

MAY 14, 2015



REALTORS® urge the CFPB to implement a grace period for those seeking to comply with new rules for loan closing procedures and settlement document

Highlight: BTW to all my fellow REALTOR® colleagues if you haven't yet obtained the REALTOR® ACTION CENTER MOBILE APP-PLEASE DON'T JUST GET IT-USE IT!
Action: **A handout about the REALTOR® Action Center Mobile App is now available.** Review how easy it is to download the app to your smart phone or tablet and be prepared to respond anytime, anywhere! Plus, share this document with colleagues and encourage them to use the app too.

[Access the Action Center Mobile App Information Flyer.](#)

About the Author:

J.T. Tsighis is an authority on managing risk in real estate brokerages both locally and nationally. His many years of service to the industry include serving on or chairing dozens of workgroups and committees for Arizona Realtors in areas involving risk management, forms development and professional standards, as well as serving on the AAR Executive Committee, AAR Board of Directors and NAR Board of Directors. He is also active in the political arena, serving as a RAPAC trustee and formerly as Federal Political Coordinator to Congresswoman Gabrielle Giffords and Congressman Ron Barber, Southern Arizona Congressional District #2. His current service includes:

- NAR 2015 Risk Management Committee member and 2010 Chairman
- NAR 2015 Vice-Chairman Risk Management & License Law Forum
- NAR 2015 Director
- AAR 2015 Director
- AAR 2015 Risk Management Committee

J.T. works as an Associate Broker for Keller Williams Southern Arizona.

For additional information on these risk management topics, see Scott Drucker's article under **Other Resources** at <https://www.aaronline.com/manage-risk/legal-articles/>.