



Real Advocacy for REALTORS® GCAAR's Public Policy Brief

July 22, 2016

The Issues at Hand. . .

- * *New Montgomery County Recordation Tax Rates*
- * *Proposed Montgomery County Sign Regulations*
- * *Illegal Construction and Vacant/Blighted Properties in DC*

Montgomery County: New Recordation Tax Rates Effective September 1

- * \$8.90 per \$1,000 on the first \$500,000
- * \$13.50 per \$1,000 on the amount over \$500,000

For buyers who intend to use a property as their principal residence, the first \$100,000 is free from recordation tax.

The new rates apply to any transaction that occurs on or after **September 1, 2016**. If the date of the document or the last acknowledgment is on September 1, 2016 or after, the documents will be subject to the new rates. Amendments will be made to GCAAR forms to reflect the change.

View the Council's Official Memo [here](#) and consult an attorney for specific calculations.

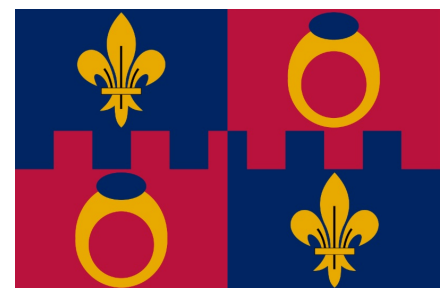
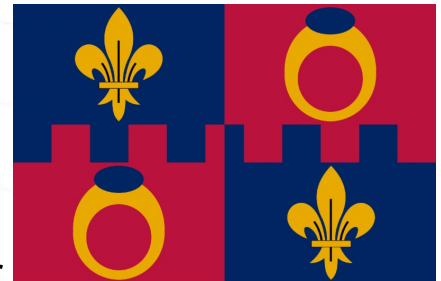
Montgomery County: New Proposal to Limit Signs

A proposed zoning amendment (ZTA 16-06) would ban all signs in the public right of way. The legislation's intent is to increase safety, but would adversely affect the use of real estate signs.

GCAAR is working to educate the Council on the importance of signs in the real estate industry. If signs are regulated in a reasonable manner (considering how long they are posted, how they are posted, and where) they are a safe and low-cost way to communicate effectively with the public.

A hearing has been scheduled for **Tuesday, August 2 at 1:30 p.m.** and GCAAR will be there representing REALTOR® interests. Get the details [here](#).

You can also read the legislation [here](#) and see media coverage of the issue [here](#).



DC: Tackling Illegal Construction and Vacant/Blighted Properties

The DC Council recently held hearings on legislation to address illegal construction and vacant/blighted property regulations.

Illegal Construction: We support legislation that protects members and clients against illegal construction practices. Tougher enforcement is needed against bad actors, as is more transparency and accountability in the regulatory system. Read the currently proposed illegal construction bill [here](#).



Vacant/Blighted Properties: We support enforcement of blighted properties. However, if a property is vacant but well maintained and using a lawful exemption, the government should respect the owner's rights to leave the property vacant. Rather than being punitive, incentive-based approaches to keeping these properties moving would be most effective. Read the currently proposed vacant/blighted property bills [here](#) and [here](#).

See all of DC's public comments on the issues [here](#).

Email your feedback or stories to mdlegislative@gcaar.com or dclegislative@gcaar.com.

The information expressed within this email is a general resource guide for the members of GCAAR and is subject to change. The content of this email does not constitute legal advice and may not be relied upon as legal advice, and you may not convey or imply otherwise to clients, customers, other real estate professionals or members of the public. ©2016 GCAAR All Rights Reserved.

GCAAR

15201 Diamondback Drive, Suite 100
Rockville, MD 20850
gcaar.com