



## Real Advocacy for REALTORS® GCAAR's Public Policy Brief

August 10, 2016

### *What's Hot in Montgomery County...*

- \* *Banning Signs: Work Session September 12*
- \* *Small Housing Providers Need a Voice in Proposed Rental Regulations*



### ***Don't Let the Council Ban Signs - Your Input is Crucial***

The Montgomery County Council is at it again. This time, their proposal will make it harder for YOU to do business in the County! Councilmember George Leventhal has [introduced a Zoning Text Amendment](#) to ban signs in the public right-of-way - this includes all "Open House," "Home for Sale," "New Homes," etc.

GCAAR's Position: Signs are vital to REALTORS® and their clients. If signs are regulated in a reasonable manner, they are a safe way to communicate effectively with the public.

What we've done so far:

- \* GCAAR testified in **OPPOSITION** to the bill at the public hearing. Read our testimony [here](#) and [here](#). [View the live testimony here](#) beginning at the 2:25 mark featuring GCAAR's President Peg Mancuso with VP and COO Bill Highsmith immediately following.
- \* The media [quoted our testimony in their coverage](#), too.
- \* GCAAR applied for and received NAR funding for a legal review of the legislation.

\* We sat down with the Council to educate them on the importance of signs in the real estate industry. Unfortunately, there is much more educating to be done!

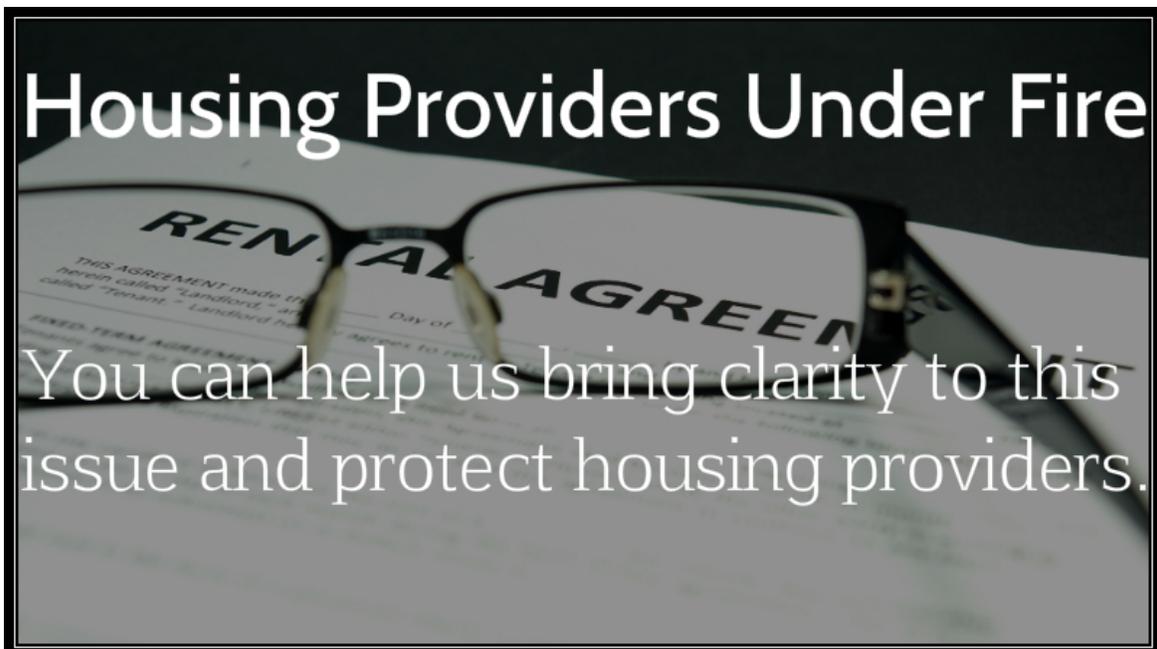
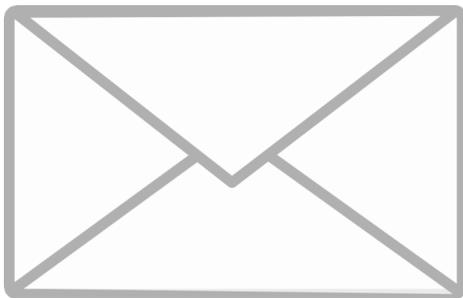
We need your help! A work session is scheduled for September 12. Send us input to shape a bill that would be acceptable to the REALTOR® community. What rules would be reasonable to you and your clients?

\* **Email suggestions to:** [mdlegislative@gcaar.com](mailto:mdlegislative@gcaar.com)

**Then, tell the Council:**

- \* **Signs are critical to the real estate industry and the County clients we serve!**
- \* **You oppose the wholesale ban to severely limit public communication!**
- \* **Urge them to work with GCAAR and consider more reasonable rules!**
- \* **Share several examples with us (and the Council) as to how YOU use signs and how important they are to YOUR business.**

Click on the envelope below to email the entire Montgomery County Council (with the subject line: **!!Public Concern: Sign Ban!!**).



***Rental Regulations-Help GCAAR Protect Small Housing Providers!***

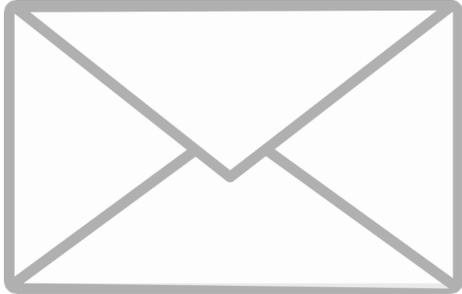
GCAAR continues to battle the Montgomery County Council on a Bill that puts very onerous regulations on landlords. The proposed Bill requires increased reporting rules, standard leases, and month-to-month leases that would jeopardize the viability of individual property owners renting out their homes. Worse, the rules would apply to ALL rentals, even homeowners who only rent one unit.

[Read GCAAR's position here.](#)

**We need your help! Tell the Council's Housing Committee:**

- \* **Rental regulations should be fair to both tenant and housing provider-it's already difficult for small housing providers!**
- \* **The County's housing stock is diverse-homeowners who rent a single property should not be subjected to regulations that are overreaching and economical unfeasible!**
- \* **You fully support GCAAR's recommendations to make reasonable amendments to the current Bill!**

**Click on the envelope below to email the entire Montgomery County Council (with the subject line: **!!Public Concern: Rental Rules for Single Properties!!**)**

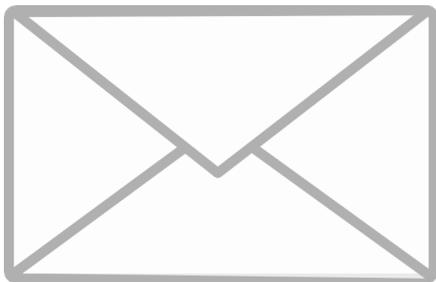


***Finally - Remind the Council of the Importance of Homeownership!***

Doing business in the County is already more difficult than in our neighboring jurisdictions. With increased real estate recordation and property taxes, it's becoming even more difficult for residents to afford housing.

Tell the Council enough is enough! We need to encourage homeownership, boost economic development, and help businesses come into the County!

**Click on the envelope below to email the entire Montgomery County Council (with the subject line: **!!Protect Homeownership!!**).**



Email your feedback or stories [mdlegislative@gcaar.com](mailto:mdlegislative@gcaar.com) [dcllegislative@gcaar.com](mailto:dcllegislative@gcaar.com).

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