

COLUMBUS REALTORS®  
GOVERNMENT AFFAIRS  
QUARTERLY UPDATE



2024

QUARTER ONE

# STARTING OFF STRONG –

## The Board of Directors approved our 2024-2025 Legislative Agenda. Our policy focuses this year include:

- Protecting property rights for commercial and residential real estate
- Ensuring paths to homeownership
- Promoting Fair Housing and Equal Opportunity
- Preventing Short-term Rental Regulations
- Encouraging Strategic Land Use and Zoning
- Protecting Consumers
- Supporting the balance between Landlords and Tenants Rights
- Encouraging Strategic Land Use, Zoning and Development
- Protecting 1031 Exchanges
- Advocating for more mixed-use development

## REALTOR® engagement is important in advancing our legislative priorities.

At the beginning of the year, the 2024 Leadership Academy class engaged local and elected officials, and learned how Real Estate touches a myriad of levels of local government during their annual Government Engagement Day.

We hosted the Ohio Treasurer of State to learn more about the new Ohio Homebuyer Plus Savings Program and how REALTORS® play a crucial role in the process.

We brought back our “Get to Know Your City” series in Powell, in which Columbus REALTORS® members – commercial and residential – engaged local and elected officials to better understand the communities in which they serve and how to relay that information to clients.

Gahanna City Council passed its zoning code update, Columbus REALTORS® offered support and provided comments on how to improve language around accessory dwelling units (ADUs).

## ADVOCACY NEVER STOPS.



SCOTT HRABCAK  
2024 PRESIDENT,  
COLUMBUS REALTORS®

“I’m incredibly proud of our Columbus REALTORS® members who have been engaged in our advocacy work this year.

Advocacy is crucial as we continue to build and strengthen relationships and share the REALTOR® story. YOUR voice matters and shows unity within our profession. I want to give a quick shout-out to our 2024 Government Affairs Chair, Kristie Ramsey, for her passion and vision for the year ahead. We just hosted a fantastic event with our Ohio Treasurer, Robert Sprague, and we thank so many of you for attending.

It will take all of us working together to change and grow the central Ohio housing market.

I encourage everyone to get involved in our advocacy work. Whether attending a government affairs event or engaging in your local community on relevant topics, it all matters. Let’s Lean Into It and ADVOCATE for your profession.”



## NAR SETTLEMENT UPDATE

On March 15, 2024, the National Association of Realtors® announced a proposed settlement agreement to end litigation of claims brought on behalf of home sellers related to broker commissions. The agreement would resolve claims against NAR, over one million NAR members, all state/territorial and local REALTOR® associations, all association-owned Multiple Listing Services (MLSs), and all brokerages with an NAR member as principal that had a residential transaction volume in 2022 of \$2 billion or below. The settlement is subject to court approval.

The proposed changes are expected to be implemented by August 17, 2024. Columbus REALTORS® will communicate with its membership via email, website, and social media over the coming months.

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### Here are three key takeaways from the proposed NAR settlement:

#### **Compensation offers moved off the MLS:**

NAR has agreed to implement a new rule prohibiting offers of compensation on the MLS. Offers of compensation could continue to be an option consumers can pursue off-MLS through negotiation and consultation with real estate professionals. This change will go into effect in August 2024.

#### **Written agreements for MLS participants acting for buyers:**

While NAR has been advocating for the use of written agreements for years, in this settlement, we have agreed to require MLS participants working with buyers to enter into written representation agreements with their buyers. This change will go into effect in August 2024. Columbus REALTORS® staff and the Standard Forms committee are working to make all necessary updates to forms by the implementation deadline.

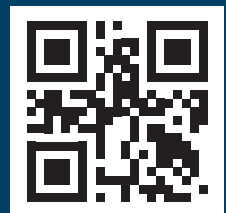
#### **Settlement payment:**

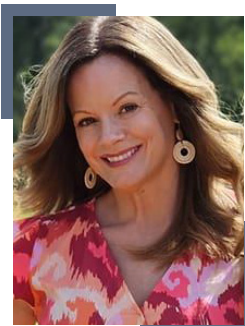
NAR would pay \$418 million over approximately four years. NAR's membership dues for 2024 and 2025 will not change because of this payment.

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COLUMBUS REALTORS®  
UPDATE CENTER**



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WITH NAR UPDATES**





## MEET KRISTIE RAMSEY YOUR 2024 GOVERNMENT AFFAIRS CHAIR

I've always been passionate about making a positive impact on the community. God wired me to care, and then surrounded me by mentors who emphasized the importance of taking an active role in shaping my surroundings. Recognizing the crucial role that government plays in our industry and livelihoods, I felt compelled to get involved in Advocacy/Government Affairs. I believe that by actively engaging with policymakers and advocating for policies that support our profession and the interests of homeowners, we can contribute to a more prosperous community for everyone.

As your 2024 Government Affairs Chair, my primary goal is to ensure that the voices of REALTORS® are heard and considered in the formulation of policies that impact our industry. This includes advocating for initiatives that foster a healthy real estate market and enhancing communication with our members. Additionally, establishing an official Columbus REALTORS® Legislative Agenda was a 2024 goal that I am proud to report has been accomplished.

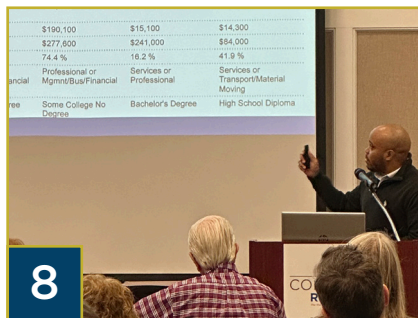
This year, I'm particularly excited about the opportunity to work on key legislative priorities that directly affect our members and the clients we serve. From zoning code updates to ordinance proposals, there is a wide range of issues that demand our attention in 2024. Additionally, this marks my inaugural year serving as a committee chair, offering me an exciting glimpse into the behind-the-scenes efforts at the Columbus REALTORS® and a chance to deepen my involvement with this top-rate organization.

I encourage my fellow Columbus REALTORS® members to get more involved with advocacy because as our industry rapidly evolves, we can make a significant impact on the policies that shape our industry and communities. By participating in advocacy efforts, members not only safeguard their own interests, but also contribute to the greater good of our profession. Involvement also provides valuable networking opportunities and professional development.

### UPCOMING GOVERNMENT AFFAIRS EVENTS

- APRIL 17:** REALTORS® at the Rotunda (*Ohio Statehouse*)
- APRIL 23:** Fair Housing Symposium (*Columbus REALTORS®*)
- MAY 4-9:** NAR Mid-Year (*Washington, D.C.*)
- MAY 16:** Annual CORPAC Auction (*Lower.com Field*)

# REALTORS® IN ACTION



**1.** 2024 Leadership Academy with Columbus City Councilmember Emmanuel Remy; **2.** Columbus REALTORS® Officers, CEO, and GAD with Ohio Treasurer of State Robert Sprague; **3.** Columbus REALTORS® presented with a Resolution from Columbus City Council for fair housing advocacy during April Fair Housing Month; **4.** President Scott Hrabcak addresses Gahanna City Council; **5.** State Rep. Brian Lorenz addresses REALTORS® at the Get to Know Powell event;

**6.** President-elect Buffie Patterson sits on policy panel at Ohio REALTORS® annual winter conference; **7.** Columbus REALTORS® members engaging at Government Affairs Forum Meeting; **8.** Government Affairs Director Vincent Coleman provides an industry update to the Independent Brokers' Association; **9.** Columbus REALTORS® at the Columbus Chamber of Commerce's Annual Meeting

## ADVOCACY IN ACTION | QUARTER 1



## HOW WE ARE ENGAGED

### LOCAL

**Protecting Property Rights:** Columbus REALTORS® successfully advocated for an amendment in the Gahanna Zoning Code Update Ordinance to remove language that would have limited renting out Accessory Dwelling Units (ADUs) to only family members. Big win for property rights.

**Consumer protection:** Columbus REALTORS® members and staff continue to work with local municipalities to encourage adoption of wholesaling legislation. Currently, we are working closely with Columbus City Council to push for wholesaling regulations to provide transparency, protect consumers, and reign in on predatory practices towards our aging populations and historically disadvantaged communities.

**Zoning:** Columbus REALTORS® is working closely with the City of Columbus as local and elected officials work to modernize the city's zoning code. We advocate for responsible growth, development and density on behalf of our commercial and residential members.

### STATE

**Agency Representation Agreements:** Recently introduced HB 466, would establish a statewide standard for written representation agreements between real estate professionals and their clients. This legislation will ensure Ohio's consumers, brokerages, and agents are aware of and agree to the terms of representation and commission structure.

STAY UP-TO-DATE WITH  
THE LATEST GOVERNMENT  
AFFAIRS NEWS

VINCENT COLEMAN, Government Affairs Director

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# CORPAC 101: WHAT IS CORPAC?

CORPAC (Central Ohio REALTORS® Political Action Committee) is the vehicle Columbus REALTORS® members use to promote responsible development and private property rights through the support of real estate-friendly political candidates and issues impacting the REALTOR® profession.

Created in 1994, CORPAC is one of the largest political action committees (PACs) in the state of Ohio, raising \$135,840 in Quarter 1 of 2024. These investments are used by CORPAC locally and support the larger RPAC (REALTORS® Political Action Committee) at both the state and federal levels of government.



## INVEST IN CORPAC TODAY!

### CORPAC Keys to Success

- 1 **PEOPLE** - CORPAC's power lies within its numbers; together we represent a strong voice on Capitol Hill
- 2 **REPRESENTATION** - Day to day professional representation at all levels of government
- 3 **IMPACT** - Allows members to financially support candidates (and incumbents) who share the organizations collective values

### Top 10 Ways to Join Us

- 1 Don't Uncheck the Box! Remember to donate \$30 when paying your annual dues
- 2 Sign up and respond to REALTOR® Party Mobile Alerts - text REALTORS to 30644
- 3 Sign up for weekly legislative updates
- 4 Become a Major Investor in CORPAC
- 5 Join the CORPAC FUNdraising committee and get in on the fun!
- 6 Voice your concerns. Call the CORPAC staff at 614-475-4000
- 7 Be informed. Join the Government Affairs Forum
- 8 Attend one of our fundraising events
- 9 Donate an auction item to the CORPAC Auction
- 10 Have your company sponsor a CORPAC related event

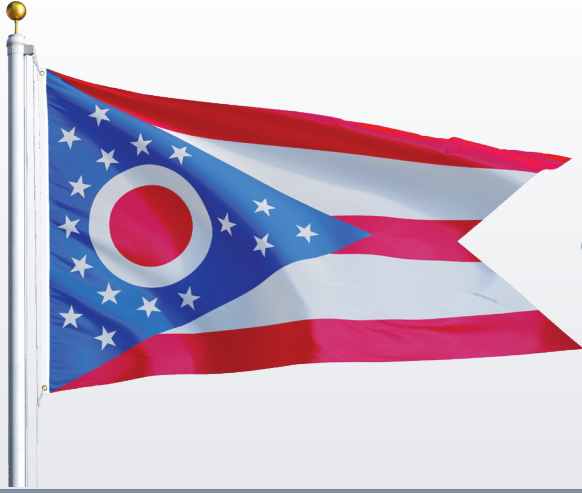
## THIS YEAR, WE CELEBRATE CORPAC'S 30<sup>th</sup> ANNIVERSARY!

Founded in 1994 by then Columbus REALTORS® president Charlotte Van Steyn and her leadership team, over the past 30 years, the Central Ohio REALTOR® Political Action Committee (CORPAC) has advocated for YOU at the local level. Whether that's through screening and supporting local candidates who support the REALTOR® party or through building relationships, we stand strong today because of what was started 30 years ago.

"In celebrating CORPAC'S 30th Anniversary and the 3 decades of success that have followed, I reflect on our 1994 Columbus REALTORS® leadership philosophy. The belief that retaining more of the funds raised by RPAC and using them locally would ultimately help Columbus' growth and the people of the city. We believed implementing the concept confirmed, that "Politics is local and advocacy begins at home in Central Ohio."



CHARLOTTE VAN STEYN  
PAST PRESIDENT, COLUMBUS REALTORS®



**THANK YOU TO ALL OF OUR  
REALTOR® VOLUNTEERS ON OUR  
GOVERNMENT AFFAIRS AND CORPAC  
COMMITTEES WHO MAKE OUR  
ADVOCACY WORK POSSIBLE!**

### **Government Affairs Issues Advocacy Committee**

Scott Hrabcak, President | Buffie Patterson, President-Elect | Gloria Alonso Canon, Treasurer  
Jeremy Pape, Secretary | Brent Swander, CEO | Kristie Ramsey, Chair  
Qiana Jones | Greg Kullman | Shawn Parker | Sharyn Rigsby | Jesse Shkolnik | Shaun Simpson

### **CORPAC Governing Board**

Scott Hrabcak, President | Buffie Patterson, President-Elect | Gloria Alonso Canon, Treasurer  
Jeremy Pape, Secretary | Brent Swander, CEO | Greg Kullman, Chair | Shadd Phipps, Vice Chair  
Hannah-Marie Drown | Matt Gregory | Carie Igel | Bob Miller | Tom Nichols  
Erin Ogden Oxender | Diane Paskowski | Kristie Ramsey | Sharyn Rigsbee | Jill Rudler

### **CORPAC Fundraising Committee**

Hannah-Marie Drown, Co-Chair | Diana Paskowski, Co-Chair | Tom Nichols, Co-Chair  
Zina Molnar, Co-Vice Chair | Rob Pemberton, Co-Vice Chair | Andrew Roberts, Co-Vice Chair  
Ian Thickstun, Director Liaison | Brian Baldrige | Trish Conrad | Krysta Denner  
Brittany Eddy | Taelonn Harper | Brynn Holden | Amber Johnson  
Missy Johnson | Darlene Kuzmic | Jordan McBride | Fred Rector | Krysten Stringer  
Lori Swanson | Andrea White | Nikki Wicks | Chelsea Wonski