

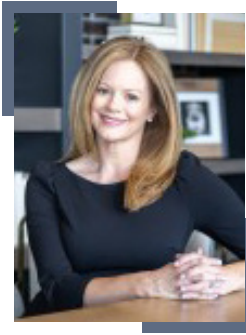
COLUMBUS REALTORS® GOVERNMENT AFFAIRS QUARTERLY UPDATE



2024

QUARTER THREE

For more information on the cover of this edition, turn to page 3



A MESSAGE FROM THE 2024 GOVERNMENT AFFAIRS CHAIR

KRISTIE RAMSEY

This has been an exciting time in advocacy for real estate! Columbus REALTORS® members and staff have been very active this quarter and continue to move the needle in the advocacy space.

Earlier this year, I set 4 goals for Government Affairs. My goals were to host quarterly Government Affairs Forum meetings, increase Membership Engagement, establish more advocacy communications, and work with our partners both externally and internally.

Our advocacy has been guided by our 2024-2025 legislative agenda, which was presented to the Board of Directors by the Government Affairs Issues Advocacy committee at the beginning of this year. Our priorities this year were:

- Protecting Property Rights;
- 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;
- Supporting proposals that create tax incentives for commercial real estate development; and
- Preserving 1031 like-kind exchange

As the Central Ohio region continues to grow, local municipalities zoning laws are incredibly important. This year we worked with the City of Gahanna and the City of Columbus as both cities worked diligently to modernize their zoning codes to meet the demand that the region is seeing. We were supportive and heavily involved in working with city staff and elected officials in Columbus and Gahanna to pass sensible, smart zoning laws. As other municipalities look to update their zoning, Columbus REALTORS® will continue to be involved, advocating for smart, responsible growth.

Our quarterly government affairs forum meetings, which are open to all Columbus REALTORS® members, included: hosting State Treasurer Robert Sprague to talk about the state's Homebuyer Plus Savings Program; presentations to commercial members on zoning laws; our inaugural State of Housing and Development; and recently our Commercial Member Forum hosted a Mayors Roundtable discussion on suburban development with City of Gahanna Mayor Laurie Jadwin, City of Dublin Mayor Chris Amorose Groomes, City of Grove City Mayor

Ike Stage, Grandview Heights City Council President Emily Keeler, and Director of Regional Partnerships Mike Schadek from the Office of Mayor Andrew J. Ginther.

Also, this year we brought back our "Getting to Know" series where REALTORS® have the opportunity to learn and hear from local public and elected officials on commercial and residential projects happening locally. So far this year we held these forums in Powell, Marysville, and Reynoldsburg, with others on the way. We would love to hear from you on where we should go next!

We had a few advocacy wins, too. In Gahanna we successfully advocated for an amendment that removed restrictive language in renting out ADUs. In the City of Columbus we were successful in advocating for REALTOR® related issues in exemptions from requirements to register for a Vacant Building and Foreclosed Property Registry. We worked closely with the City of Grandview Heights on Source of Income legislation, and we continue to work with municipalities to push for consumer protections against the predatory practice of wholesaling.

Lastly, as I reflect on my year

as Government Affairs chair, I'm proud of what we have been able to accomplish and what we will continue to build upon. I saw a lot of new faces, and through our weekly government affairs email updates, we have reached more than 300+ new REALTOR® members and that number will only continue to grow. I want to take a moment to thank my Government Affairs Issues Advocacy Committee members and all of the members who engaged with us this year – YOUR voice matters and the time you volunteered through testimonies, attending events, meeting with your local representatives is all very important to our advocacy.

While we've been incredibly active this year at the local, state, and federal levels of government advocating for REALTOR® issues, the work doesn't stop. Let's keep this momentum heading into the end of the year so that we can start 2025 on an even stronger note. I thank our President Scott Hrabcak and his team for their confidence in me to lead our government affairs. We're in great hands as I pass the baton on to my Vice Chair Qiana Jones, to lead the advocacy work in 2025.

MEET YOUR 2024 CORPAC FUNDRAISING CO-CHAIRS



DIANA PASKOWSKI

What does CORPAC mean to you?

I got involved in CORPAC for numerous reasons. I learned at a young age of the importance of “giving back” to the community. I was fortunate to have a head start by having parents who were involved with philanthropic causes. I was introduced to CORPAC by Sue Van Woerkhom, one of my Realtor colleagues. Once I began attending CORPAC meetings, I learned the importance of CORPAC and I wanted to become more involved.

As the chairs, what are your goals for the year?

Our goals as 2024 chairs were to increase awareness of CORPAC - what CORPAC actually does and what CORPAC stands for. Other measurable goals were to increase CORPAC active members by +20 members and by Realtor donations of 10% (where there is an option to contribute when annual dues are paid). Other time spent was for successful events for the CORPAC Auction, CORPAC Golf Outing, Pet Photo Contest, and Photos with Santa Claus.

What would you tell a new agent about the importance of CORPAC?

First I would communicate what the acronym CORPAC stands for. I would then share with the agent that by investing in CORPAC, you are investing in your business, in your industry and in your community. I would also mention it is a great way to meet other agents and affiliates and build great relationships. One example of what CORPAC accomplished is to fight for Realtors during the COVID-19 pandemic, deeming Realtors as essential, so that we could return to assisting our clients.

Anything else you want to add about CORPAC and your involvement with Columbus REALTORS®?

It has been an honor serving as Co-Chair this year. I have developed a greater understanding of CORPAC and have built many lasting relationships with members of CORPAC. It is very rewarding seeing the work that we have done come to fruition for a unified cause.



HANNAH-MARIE DROWN

What does CORPAC mean to you?

I wanted a way to get involved as an affiliate to network with more agents and I heard committees at the board where the way to do that so I picked a couple to join CORPAC being one of them. Now as a Realtor CORPAC means advocacy. It's a group that fights for the betterment of the realtor community when that isn't something that a lot of people do.

As the chairs, what are your goals for the year?

Growth: Growth of active committee members (20) increase the % of membership that gives by 10% and increase awareness of CORPAC

What would you tell a new agent about the importance of CORPAC?

Get involved, donate and understand what CORPAC has/is doing for you because so many people don't understand the amount of work that CORPAC \$\$\$ do.

Anything else you want to add about CORPAC and your involvement with Columbus REALTORS®?

I just urge anyone to get involved whether it's donating, being a Major Investor, joining the committee, sponsoring events. Just get involved and see what you can learn

MEET YOUR 2024 CORPAC FUNDRAISING CO-CHAIRS



TOM NICHOLS

What does CORPAC mean to you?

As an affiliate that supports the Real Estate industry, I have a different perspective than most major investors in CORPAC. Initially, my reason for getting involved with CORPAC was to be enmesh myself in the community of Realtors the supported CORPAC quite simply because those Realtors tend to do a lot of business and I need clients that close deals. I had no appreciation for what CORPAC did and how it supports and propagates business for all of its members regardless of all of its members actually support them.

As the chairs, what are your goals for the year?

Being one of the chairs for 2024 has been a great and enlightening experience. The realization that most financial support to CORPAC comes from a small percentage of the 9000+ Realtors in Columbus Realtors' membership is surprising and troubling. My goal for the remainder of this year and looking into the coming years is to help spread the message to all members of the importance of CORPAC and how it helps create a positive business and regulatory environment for it's members and their clients; residential and commercial.

What would you tell a new agent about the importance of CORPAC?

Without CORPAC, you don't have a unified voice representing your interests at a local, state and national level regarding governmental regulation and it's impact on your marketplace.

Anything else you want to add about CORPAC and your involvement with Columbus REALTORS®?

If you haven't been paying attention, there are lots of hurdles being erected that make your livelihood more challenging. It may be time to consider what CORPAC can do for you and invest in it.

*FUN FACT!!

This quarterly edition of our newsletter features Columbus City Hall on the cover. Columbus is the 14th largest city in the country, will just shy of one million residents. Columbus's first city hall was at the Central Market building, but it moved to a new building on Capitol Square in 1872. In 1921, a fire destroyed that building, now the site of the Ohio Theatre. James John Thomas, mayor of Columbus from 1920 to 1931, laid the cornerstone for a new City Hall on October 29, 1926.



GOVERNMENT AFFAIRS RECEPTION

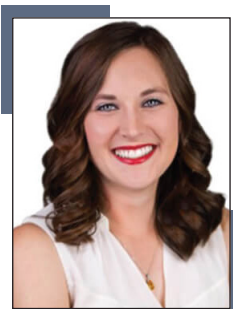


COFFEE WITH CORPAC



INVEST IN CORPAC!

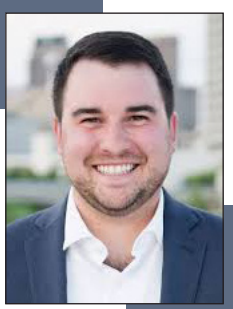
CORPAC AFFORDS YOU A SEAT AT THE TABLE AND ACCESS TO YOUR LOCAL PUBLIC AND ELECTED OFFICIALS. IT ALLOWS REALTORS® IN CENTRAL OHIO THE OPPORTUNITY TO EDUCATE THOSE IN CHARGE OF POLICY CHANGES ON THE IMPACTS LEGISLATION HAS ON YOUR INDUSTRY. THIS QUARTER, ALONG WITH OUR ANNUAL GOVERNMENT AFFAIRS RECEPTION, YPN HELD A COFFEE WITH CORPAC WITH LOCAL PUBLIC AND ELECTED OFFICIALS TO LEARN MORE ABOUT HOW YOUNG PROFESSIONALS PLAY A BIG ROLE IN ADVOCACY.



BLAIR BISHOP

2024 YPN Co-Chair

“Advocacy is incredibly important for our industry and it is imperative that we all get involved to know who are public and elected officials are! CORPAC allows us that chance to have a seat at the table and access to our public officials.”



GREG CUNNINGHAM

2024 YPN Co-Chair

“We often hear about the big-ticket item of being considered essential workers back during the pandemic; however, it is the everyday things that we are advocating for that don’t make the big headlines. The YPN Coffee with CORPAC was

a great event for young professionals to engage our public and elected officials, to learn more about how they deal concerning real estate issues and for us to educate our officials on how policies affect us, their constituents.”



ALSO THIS QUARTER

The CORPAC Governing Board held candidate screening interviews to make recommendations to Ohio REALTORS® to support REALTOR® champions for the Ohio House and the Ohio Senate. Those who were screened and received support were:

Besa Sharrah

Candidate for Ohio Senate District 16

Jason Allevato

Candidate for Ohio House District 4

Christine Cockley

Candidate for Ohio House District 6

Brian Garvine

Candidate for Ohio House District 10

Columbus REALTORS® Board of Directors voted to fully support LinkUS, which will appear on the November 5 ballot as Issue 47. CORPAC Governing Board also approved to provide monetary support and we were successful in our ask to NARs State and Local Issues Mobilization Fund for additional funding, totaling \$40,000 to the LinkUS Moving Central Ohio Forward campaign.

ADVOCACY IN ACTION | QUARTER 3



HOW WE ARE ENGAGED

LOCAL

Zoning: Columbus REALTORS® supported the City of Columbus and its efforts to modernize the city's zoning code. We presented in-person testimony supporting Phase 1 on ZoneIn and emphasized the importance for smart, responsible growth and development in central Ohio. Council passed this measure unanimously in July.

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.

Short-term Rental: Columbus REALTORS® members and staff are engaged with local municipalities to strike a careful balance respecting all parties involved and protecting private property rights. We support policies that protect property rights by prohibiting local governments from banning short-term rentals, or limiting the duration and frequency of a STR.

STATE

Agency Representation Agreements: On July 24th, Governor Mike DeWine signed House Bill 466, requiring all licensed real estate professionals involved in residential real estate transactions to enter into written agency agreements with their clients. House Bill 466 will take effect on October 24th, 2024.

- House Bill 466 expands the triggers for providing a brokerage policy on agency to include the time when parties enter into a written agency agreement.
- This law additionally expands the triggers for the requirement for written consent and notification when a broker or salesperson wishes to change the party they are representing to include situations where the representation is established through a written agency agreement.

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

VINCENT COLEMAN, Government Affairs Director

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REALTORS® IN ACTION



1. Board of Director Katie Crocco addresses Marysville City Council on a work session regarding Rental Registries and Inspections; **2.** Members of CORPAC Governing Board hear remarks from Franklin County Commissioner Kevin Boyce after an afternoon of candidate screening interviews; **3.** Former Columbus REALTORS President Michael Jones testifies before Columbus City Council in favor of the 1st phase of Zoning; **4.** Columbus REALTORS® Board of Directors and others in leadership attend LinkUS augmented reality bus tours to learn more about COTA expansion initiative; **5.** Columbus REALTORS® President Scott Hrabcak and CEO Brent Swander participate in a panel to provide updates on industry changes and the association's advocacy work at Real Producers of Columbus 'Change = Opportunity' event; **6.** YPN's Coffee with CORPAC event; **7.** Annual Government Affairs Reception; **8.** Members attend the Franklin County GOP Lincoln Reagan Dinner; **9.** Annual CORPAC Golf Outing



2024 REALTOR® SUPPORTED CANDIDATES

U.S. CONGRESS



Ohio Senate
U.S. Senator
Sherrod Brown



2nd District -
Dave Taylor



3rd District -
Congresswoman
Joyce Beatty

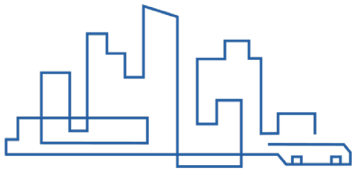


4th District -
Congressman
Jim Jordan



15th District -
Congressman
Mike Carey

REALTOR® SUPPORTED ISSUES



LinkUS
Moving our region. Together.

The COTA Bus Levy - LinkUS - will appear on ballots in Franklin County and parts of Delaware, Licking, Fairfield, and Union Counties as **Issue 47**

OHIO STATE REPRESENTATIVE

1st House District - Dontavius Jarrells
2nd House District - Latyna Humphrey
4th House District - Jason Allevato
6th House District - Christine Cockley
7th House District - Allison Russo
9th House District - Munira Abdullahi
10th House District - Brian Garvine
11th House District - Stephanie Kunze
12th House District - Brian Stewart
60th House District - Brian Lorenz
61st House District - Beth Lear
68th House District - Thaddeus Claggett
69th House District - Kevin Miller
73rd House District - Jeff LaRe
86th House District - Tracy Richardson
87th House District - Riordan McClain
91st House District - Bob Peterson

OHIO STATE SENATE

16th District - Besa Sharrah
20th District - Tim Schaffer
26th District - Bill Reineke

JUSTICE OF THE OHIO SUPREME COURT

Joe Deters

FRANKLIN COUNTY COMMISSIONERS

John O'Grady
Kevin Boyce

FRANKLIN COUNTY RECORDER

Danny O'Connor

FRANKLIN COUNTY TREASURER

Cheryl Brooks Sullivan

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