

LEGISLATIVE AGENDA 2026 - 2027

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Your Columbus REALTORS® membership makes you a part of one of the most powerful and influential grassroots lobbying efforts in the country. We are an advocacy group that champions the right to responsibly acquire, possess, use, and freely transfer real property. The non-partisan REALTOR® Party is solely focused on the issues that matter to consumers, property owners, and the real estate industry.

Recent achievements include saving local Central Ohio commercial REALTOR® members hundreds of thousands of dollars in proposed sign ordinance fees and helping to streamline the Ohio municipality tax structure. In addition to protecting and ensuring the rights of property owners, we advocated for the elimination of proposed sales tax legislation at the state level and successfully advocated to balance in the relationship between housing providers and tenants.

However, it is often legislative proposals and ideas that you don't hear about that are important.

REALTORS® lead the way in safeguarding our communities. We strive to build coalitions of leaders from the private, public, and nonprofit sectors. REALTORS® work to address issues and legislation to create fair housing affordability, encourage smart growth, and promote educational opportunity for all.

Columbus REALTORS® advocacy mission is simple: protect our consumers, members' livelihoods, and the well-being of their clients because it's the right thing to do for our community. We advance these policies by:

BUILDING relationships and collaborating with leaders on the local level regarding real estate and quality of life related issues.

ENGAGING with local leaders to promote responsible growth and development that meets the needs and supports talent attraction and a vibrant real estate market for all.

WORKING in tandem with REALTOR® members to support candidates who align with our priorities.

MONITORING the activities of local governments across Central Ohio.

Volunteer leaders and staff work daily with local leaders to represent the industry, protecting you – the consumer, property ownership rights, and our Central Ohio communities.



FOCUS POLICY AREAS

ECONOMIC DEVELOPMENT AND PUBLIC-PRIVATE PARTNERSHIP

Columbus REALTORS® is committed to leveraging public-private partnerships to ensure economic development benefits all community members by promoting equitable investments that fosters growth.

PROPERTY RIGHTS

Columbus REALTORS® believes everyone should be able to buy, sell and use residential and commercial property, as protected in the Fifth Amendment in the U.S. Constitution. We think our members' clients should have the freedom to realize the highest and best use of their residential and commercial property, with limited restrictions.

SIGN ORDINANCES

Signage is critical to the real estate industry. The display of "For Sale" or "For Rent" signs, for example but not limited to, are subject to the requirements of local government sign codes, which typically limit the size of signs, where they can be displayed, and the length of time that a temporary sign may be displayed. However, across the region, local government rules for displaying real estate signs are changing—and Columbus REALTORS® is working to protect you from undue burdens.

SHORT-TERM RENTAL RESTRICTIONS

In the past decade, the popularity of short-term rentals has grown at a rate that has far outpaced governmental regulation. This surge in growth is largely attributable to the new sharing economy and the popularity of online hosting platforms, such as Airbnb, VRBO, and others. Some state and local governments have started adopting regulations designed to limit short-term rentals and address their perceived impacts on residential neighborhoods. This regulation has a significant impact on property owners' right to rent their properties on a short-term basis.

Columbus REALTORS® takes this issue seriously and has worked with countless local governments throughout Central Ohio to strike a careful balance respecting all parties involved and protecting private property rights.

STRATEGIC LAND USE AND ZONING

Columbus REALTORS® believes that Central Ohio will continue to thrive if it is strategically and sustainably developed. We speak up for our community and focus on creating the widest distribution of land ownership so that we continue to maintain enough housing to support our growing region.

Columbus REALTORS® opposes government intervention that places inequitable limits on responsible development and land-use or interference of land-use.



FIRST-TIME HOMEBUYERS

Columbus REALTORS® supports and encourages programs to promote first-time buyers in achieving homeownership. Traditionally, this is one of the best financial decisions someone can make, which benefits communities, creates generational wealth, and builds a stronger economy.

FAIR HOUSING AND EQUAL OPPORTUNITY

Columbus REALTORS® supports fair housing laws that protect individuals from discrimination in the sale, rental, financing, or advertising of housing. Through our advocacy we support public policies that advance broader property ownership availability, accessibility, and affordability in all communities. We support the REALTOR® Code of Ethics that promotes strong enforcement of anti-discrimination laws.

CONSUMER PROTECTION

Columbus REALTORS® supports policies that put the consumer first. Our members hold the highest standards of ethics and professionalism and hold a strong fiduciary duty to their clients. We support and encourage municipalities to adopt wholesaling regulations.

LANDLORD AND TENANT ISSUES

Columbus REALTORS® supports policies that provide fairness and balance between a landlord and tenant. Tenants should be able to enjoy and use the property within the rights outlined in a lease or other agreement.

REGULATORY ISSUES

Columbus REALTORS® believes in a housing market that consists of safe, diverse, and affordable homes that meet the needs of every buyer. We oppose any policy that would require a property owner to obtain and pass an inspection of any kind, and to make government-mandated repairs prior to transfer of their real property. Point of sale inspections infringe on the rights of a private property owner and require expensive, unnecessary roadblocks to a home sale.

HOUSING SUPPLY

In an effort to boost housing options for all Ohioans, Columbus REALTORS® encourages local municipalities to seek creative and innovative ways that can expand accessibility, affordability, and availability; including but not limited to InFill housing development and accessory dwelling units (ADUS). Special attention should be directed to the shortage of workforce housing and to identify policies that increase this inventory.