

## Raleigh Update

### REBIC actively monitors bills in the North Carolina General Assembly that affect the real estate and building industry



1201 Greenwood Cliff  
Suite 310  
Charlotte, NC 28204

#### Special Features:

- Raleigh Update.....1



#### Individual Highlights:

Commercial Parking Ordinance.....2

South Carolina Update

York Tech Seeks To Add Residential Construction Trades Program.....2

New Member Update

Greater Statesville Chamber of Commerce.....3

NAIOP Legislative Day.....3

General Development Policies.....3

CRRA 2003 Speaker Series.....4

SPPACE Update.....4

REBIC/SPPACE Meeting Dates.....4

Many bills that affect the way the real estate and building industry does business are currently moving through both the Senate and House of Representatives of the North Carolina Legislature. Mary Thomsen, Director of State Government Relations for REBIC, continues to be in Raleigh when the Legislature is in session in order for her to continually educate Senators and Representatives on the potential effects certain bills that have been introduced in the General Assembly may have on our industry. REBIC is closely monitoring the progress of the following bills.

#### Amend Real Estate License Laws, House Bill 328

This bill is also referred to as the Out-of-State License or OSL bill. The bill allows limited licensing to out-of-state commercial real estate brokers even if their home state does not grant reciprocity to North Carolina brokers. The bill has passed the House and is now in the Senate Rules Committee where it is being held hostage due to budget negotiations.

#### Delegation of Authority, Senate Bill 160

North Carolina is a "Dillon's Rule" state. This means that local governments have limited authority over a number of taxing and

regulatory issues and must have permission from the General Assembly to enact these certain taxes and regulatory policies. Among the areas where General Assembly permission is required for enactment of a new tax or regulatory policy are: impact fees, transfer taxes, expanding the local government's sphere of influence, transfer of development rights, and a number of environmental regulations, among others. The Delegation of Authority bill was introduced to expand the authority of local governments so that local governments would not have to request expanded authority from the General Assembly. The bill passed Senate Judiciary I. After this Senate Committee passed the bill, great opposition from the real estate industry caused the bill to be referred to the Senate Finance Committee where it appears to be dead.

#### Local Option Project Development Financing, Senate Bill 725

This bill permits cities and towns to incur obligation to finance the public portion of certain economic development projects. The bonds would be paid for by the property tax difference between the value of the original property and the value of the improved property. North Carolina is one of only two states that do not currently have this economic require a statewide referendum. If the

bill passes the General Assembly, the referendum is development tool. This legislation would create a change to the state constitution so it will scheduled for the November 2004 General Election. The Senate bill has passed the Senate and is being held hostage in the House due to budget negotiations.

#### Unwanted Telephone Solicitations, Senate Bill 872

This bill establishes a North Carolina "No Call" registry for consumers who do not wish to receive telemarketing calls. Exemptions to the "No Call" rule include written permission to make telephone contact a prior relationship within the previous 18 months, calling to arrange a face-to-face meeting, and businesses with ten or fewer employees where the employees make the calls and do not make more than ten solicitation calls, collectively, per week. The bill passed the Senate and was heard in the House Committee on Public Utilities on June 18<sup>th</sup>. Due to an enormous amount of opposition to the bill from the real estate industry as well as other business sectors, the Committee has not yet taken action on the bill. The bill mirrors legislation introduced into the General Assembly last year that failed to become law.



## Commercial Parking Ordinance

### Neighborhoods look to prohibit commercial vehicle parking



In March of this year, the City/County Zoning Administration filed a rezoning petition to amend the City's zoning ordinance regarding the parking of commercial vehicles in residential areas. The general intent of the text amendment was to prohibit the overnight parking of commercial vehicles in residential areas, as many Charlotte residents had stated in letters to the City regarding their opposition to such an activity. However, the wording of the amendment does not specifically state overnight parking, rather, it prohibits parking of commercial vehicles in residential neighborhoods altogether, at all times of day.

This ordinance could have a devastating economic impact on a large number of small business owners, as well as many individuals operating a commercial vehicle, within the City of Charlotte and the unincorporated parts of Mecklenburg County.

The ordinance, if passed in its current form, could:

- Require an operator of a commercial vehicle to purchase another vehicle for commuting purposes between work and home
- Restrict companies located in mixed-use districts from parking their vehicles at their places of business

- Prohibit a large number of commercial vendors from operating in existing and new subdivisions throughout the City of Charlotte.

On June 25, 2003, the City Zoning Committee decided to defer the petition for 30 days in order for additional discussion to take place regarding the ordinance. REBIC congratulates its member associations on their active participation to inform their respective memberships to be alert of this ordinance and stay active with respect to the public policy process as REBIC works to find a workable solution to this issue.

## South Carolina Update

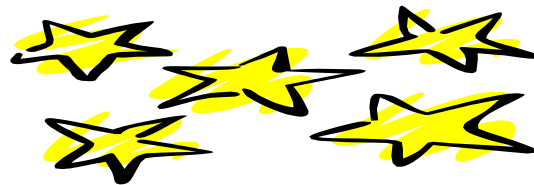
### York Tech Seeks to Add Residential Construction Trades Program

York Tech is exploring an opportunity that would enable the college to establish a residential construction trades program. York Tech has submitted a proposal to the Home Builders Institute, an affiliate of the NAHB, outlining a plan to establish a branch of the HBI Residential Construction Academy in Rock Hill. The program would have a regional focus and would ensure that upstate South Carolina has a steady supply of trained construction professionals for the homebuilding industry.

The HBI has an established

educational curriculum that is designed to begin with middle school students, continue through high school, and conclude with formal training through a local technical college. Students may enter the program at the technical college level. Core competency areas include: carpentry, electrical, plumbing, HVAC and facilities management.

The HBA of York County has sent a letter of support for York Tech to serve as a host site for the Residential Construction Academy to HBI.



### Issues on the Radar Screen

- Housing Affordability Survey for York, Lancaster and Chester Counties
- York County Model Home/Sales Center Zoning Text Amendment
- York County Comprehensive Plan: re-write and adoption
- Rock Hill General Development Guidelines: policy re-write and adoption
- Impact of Rock Hill's new PUD Guidelines and Rezoning Process

## New Members Update:

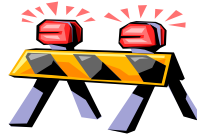
### Greater Statesville Chamber of Commerce

REBIC is pleased to announce that the Greater Statesville Chamber of Commerce is the newest association member of REBIC. The Statesville Chamber is an association of nearly two thousand business people and professionals who seek to improve and maintain the economic well-being and quality of life in Statesville. Danny Hearn, President of the Chamber, will be the Statesville Chamber's appointee to the REBIC Board of Governors. At the next REBIC meeting, please take a moment to introduce yourself to him.

Statesville Chamber of Commerce  
 115 E. Front Street  
 Statesville, NC 28677  
 (704) 873-2892  
 dhearn@statesvillechamber.org



The Charlotte City Council at their meeting on May 12<sup>th</sup> voted to adopt the GDP adoption schedule that was the original schedule proposed by Martin Cramton, Charlotte Mecklenburg Planning Director. This adoption schedule allows for one stakeholder meeting in May, two public workshops (one in June and the other in July), and an additional stakeholder meeting in August. The May stakeholder meeting has been held as well as the June



## NAIOP Legislative Day

On June 18th, members of the National Association of Industrial and Office Properties (NAIOP) Charlotte Chapter walked the halls in Raleigh talking to area legislators. Members from the Charlotte, Triad, and Triangle organizations, as well as a representative from the Washington office, met with a number of their local delegation members to discuss economic development and the proposed Local Option Project Development Financing Bill (SB 725). Following are photos from their visit.



Chris Daly, Robert Pittenger, Tim Bahr



NAIOP Group



Marlene Sanford, Drew Saunders, Chris Daly, Tim Bahr, & Member of TREBIC



Tim Bahr, Chris Daly, Ed McMahan

## General Development Policies

public workshop. Staff is scheduled to release the final staff draft policies in August or September and the Planning Commission and the Economic Development and Planning Committee of the City Council will discuss the policies during meetings in September and October. The City Council is scheduled to take action on the policies in November.

Due to the accelerated schedule being adopted by council, the real estate and building industry will

have to act quickly to convey our industry's concerns to Planning Commission and City Council members before the scheduled November vote. The second public workshop will be held on July 9<sup>th</sup> from 6:00 to 8:00 pm in Room 267 of the Government Center. The stakeholders group meeting, which is an open meeting, will take place on July 23<sup>rd</sup> at 5:00 pm on the eight floor of the Government Center.

## CRRA 2003 Speaker Series

**Chuck Graham Presents  
Louise Try's Home Buyers Survey  
Thursday, August 14<sup>th</sup>**

Did you know that out of 1,367 home buyers surveyed in 2002, 91 percent said their Realtor® was knowledgeable and 87 percent reported being pleased they used the services of a Realtor®? Chuck Graham will present this and other important information from Louise

Try's 2002 Home Buyers Survey during the August 14 Speaker Series program.

Graham is the principal of Newton Graham Consultants where he directs all marketing assignments and consults with clients on strategy development, organizational structuring, control systems and financial management. He was the chief marketing officer of the John Crosland Co. between 1981 and 1987. You won't want to miss this program!

The speaker series will be held on Thursday, August 14<sup>th</sup> at the Charlotte Marriott Executive Park, 5700 West-Park Drive. Registration and breakfast begins at 9:15 and Chuck Graham will begin his presentation at 10 a.m. and conclude at 11:30 a.m. For more information on the event and to register to attend the speaker series, please visit [www.carolinahome.com](http://www.carolinahome.com).

## SPPACE Spring Campaign Update

The 2003 SPPACE Spring Campaign has been successful under the leadership of Jim Medall, Chair of SPPACE and Rick Garner, Vice-chair. SPPACE has received approximately \$28,000 for the Spring Fundraiser. SPPACE would like to thank everyone who has already contributed to the campaign and helped make this year's fundraising drive a success.

The Spring Campaign does end soon so SPPACE once again asks for your help!!! As you know, your contribution greatly enhances SPPACE's efforts to elect candidates to office who support the views held by the real estate and building industry. Please take the time to fill out a contribution card today. If you have not received a solicitation form, please contact our office.

## REBIC

1201 Greenwood  
Cliff, Suite 310  
Charlotte, NC  
28204

Phone:  
(704) 940-3171

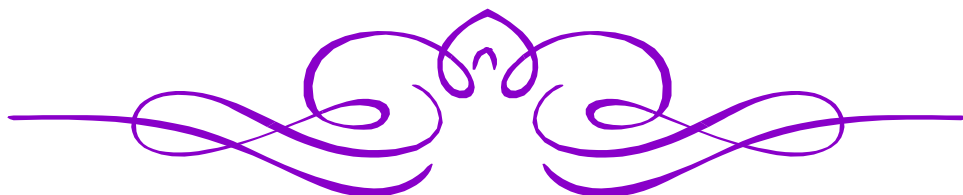
Fax:  
(704) 940-3172

E-Mail:  
[rebic@rebic.com](mailto:rebic@rebic.com)

We're on the Web!

Visit us at:

[www.rebic.com](http://www.rebic.com)



### REBIC Board of Governors Meeting Dates:

*Executive Committee Meetings at 11:00a.m. Board Meeting at 12:00p.m.*

*Chairman: Bill Daleure*

*Vice Chair: Aric Beals*

July 8<sup>th</sup>  
August 12<sup>th</sup>  
September 9<sup>th</sup>  
October 14<sup>th</sup>  
November 11<sup>th</sup>  
December 9<sup>th</sup>



### SPPACE Board of Governors Meeting Dates:

*Board Meetings at 12:00 p.m.*

*Chairman: Jim Medall*

*Vice Chair: Rick Garner*

July 22<sup>nd</sup>  
August 26<sup>th</sup>  
September 23<sup>rd</sup>  
October 28<sup>th</sup>  
November 25<sup>th</sup>  
December 23<sup>rd</sup>

