

# 2026

# POLICY POSITIONS



**Raleigh Regional**  
Association of REALTORS®

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**RRAR strongly believes in the participation of a REALTOR® as a catalyst in the most significant investment present and future property owners will make.**

**To continue this belief, RRAR has supported efforts to protect the rights of property owners, to promote affordable housing, and to provide resources to guarantee every citizen the right to share in the American dream.**

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## **I. PRIVATE PROPERTY RIGHTS, EMINENT DOMAIN AND PLANNING ISSUES**

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# I. PRIVATE PROPERTY RIGHTS, EMINENT DOMAIN AND PLANNING ISSUES

## 1. Property Rights and Missing Middle Housing (Rev 12/2025)

The Raleigh Regional Association of REALTORS® (RRAR) supports policies that protect and enhance private property rights.

- a. RRAR supports eminent domain authority only for public use (e.g., ownership by a public entity), as well as a broad interpretation of "just" compensation to include all reasonable and necessary costs which result from the exercise of such authority, not just the value of the property condemned.
- b. Regarding potential property "takings" by federal or state agencies, RRAR supports the due process requirements provided by the US Constitution and the North Carolina Constitution.
- c. As a matter of fairness, government entities should be required to justify condemnation actions in order to ensure that they are both necessary and likely to achieve real and substantial community benefits.
- d. RRAR supports the legalization of short-term rentals (STRs) that allow homeowners to rent out all or part of their home to generate personal income. RRAR views the capitalization of real property as one of the basic tenets of property rights and a foundation of building wealth. RRAR also supports the creation of reasonable STR rules that ensure the safety of communities with STRs present.
- e. RRAR supports policies enabling and supporting the construction of Accessory Dwelling Units (ADUs) as a function of responsible and affordable infill development. RRAR supports the use of ADUs for both rental and non-rental purposes. RRAR also supports the creation of reasonable rules that ensure the safety of communities with ADUs present.
- f. RRAR supports policies enabling "missing middle" housing types (duplexes, triplexes, fourplexes, townhomes, and cottage courts) as a responsible approach to increasing housing supply.
- g. RRAR opposed legislative actions that hinder or prevent the adoption of diversity in housing.

## **2. Public Private Partnerships (Rev 2/2020)**

RRAR supports public-private partnerships that allow the private sector or non-government organizations to design, construct, and/or manage facility assets for public use.

## **3. Revenue Streams (Rev 12/2025)**

RRAR supports utilizing broad revenue streams to adequately fund community needs.

- a. RRAR supports the use of property taxes as one mechanism to provide for community needs.
- b. RRAR supports a property revaluation system that occurs at least every 4 years. RRAR also supports the ability of property owners to request a formal review of their assessed value.
- c. RRAR supports the usage of General Obligation (GO) bonds as a mechanism for long term funding of capital needs.
- d. RRAR supports the use of sales taxes as a means of funding community needs.
- e. RRAR opposes targeted housing fees, impact fees, and other undue burden.
- f. RRAR opposes transfer taxes, real estate transaction taxes, or targeted real estate revenue mechanisms that would reduce housing affordability and market liquidity. RRAR supports broad-based revenue approaches over sector-specific taxation that disproportionately burdens housing consumers.

RRAR supports collaborative relationships among local Chambers of Commerce, City/County Economic Development Initiatives, and the business community.

## **4. Long Term Water Availability (Rev 12/2025)**

Long-term strategic resource management is key to our region's continued success and our quality of life. Potable water, grey water, and sewer capacity are all key elements of our long-term water needs. RRAR recognizes the need for continued conservation as good stewards of the limited resources we have.

RRAR supports:

- a. Federal and state regulatory reform to permit additional water storage facilities or the expansion of the capacity of existing storage facilities through a recalculation of the formula used to determine the allotment of water uses.
- b. The conducting of a feasibility study and cost-benefit analysis of the broader uses of grey water infrastructure required to achieve a high level of grey water usage.

- c. The identification of a funding source and process for the systematic replacement and repair of aging water mains.
- d. The identification and funding of new sources for future water resources to better serve the area.
- e. The study and long-range planning of water resources to support current and future growth and density.
- f. The promotion of resilient water resources in preparation of the area's water needs.
- g. The coordination between water and wastewater infrastructure planning and housing development to ensure adequate capacity for growth.
- h. The creation of regional water systems to ensure areas have adequate water supply for projected growth.
- i. The proper funding of water infrastructure to ensure homeowners have access to clean and safe water.

## **5. Adequate Public Facilities Ordinances (APFOs) (Rev 2/2020)**

RRAR opposes Adequate Public Facility Ordinances (APFOs) as they have the impact of pushing development to areas less likely to accommodate infrastructure needs and often lead to sprawl.

## **6. CAMPO Transportation Funding and the TIP (Rev 2/2020)**

RRAR supports policies that will help cities, counties, MPOs, NCDOT, and the federal government accelerate the planning and implementation of needed transportation projects for our region.

## **7. Transfer of Development Rights (TDR) Programs (Rev 2/2020)**

RRAR believes that if the Transfer of Development Rights Program is to be used, it must be strictly voluntary.

## **8. Managing Stormwater (Rev 12/2025)**

Stormwater run-off is a leading cause of water quality degradation in Wake and Harnett Counties. Federal and state regulations require on-site controls for managing stormwater run-off, both during construction and after a site is established. RRAR supports reasonable, cost-effective, innovative, and scientifically based strategies for reducing run-off that balance environmental protection with housing affordability.

- a. RRAR supports user-fee-based funding of stormwater utility programs that assess costs based on impervious surface footprints, with appropriate considerations for affordability impacts on low-income households and small property owners.
- b. RRAR supports prioritizing utility programs where a reasonable level of service can be attained at costs that maintain housing affordability.
- c. RRAR supports grant, cost-sharing programs, technical assistance, and other incentives for homeowner associations (HOAs), property owners, and developers to coordinate their compliance efforts with the city, county, or professional storm water management consultants.
- d. RRAR supports municipal, state, and county efforts to assist homeowners and HOAs to achieve compliance while minimizing financial burden.
- e. RRAR supports the use of Green Stormwater Infrastructure (GSI) and nature-based solutions (rain gardens, bioretention, permeable pavement, cisterns) as alternatives to traditional detention facilities where technically feasible and cost-effective, recognizing their multiple benefits, including:
- Reduced infrastructure costs through distributed treatment
  - Enhanced property values and aesthetic appeal
  - Reduced heat island effects
  - Improved groundwater recharge
- f. RRAR supports flexibility in stormwater compliance that allows developers to choose between green infrastructure, traditional gray infrastructure, or hybrid approaches based on site-specific conditions and financial feasibility.
- g. RRAR opposes one-size-fits-all stormwater mandates that do not account for varying site conditions, project scales, or cost impacts on housing affordability. Regulations should be performance-based rather than prescriptive in methodology.
- h. RRAR supports innovative stormwater financing mechanisms, including:
- Stormwater utility fee credits for on-site retention/treatment
  - Nutrient trading programs that allow cost-effective regional solutions
  - Regional stormwater facilities that can serve multiple developments
  - Pay-for-performance approaches that reward effective outcomes
- i. RRAR supports coordination between stormwater requirements and other development standards (landscaping, open space, tree preservation) to avoid redundant or conflicting regulations that increase costs without proportional environmental benefit.

j. RRAR supports predictable, transparent stormwater requirements established through clear ordinances rather than case-by-case negotiations, to reduce development timeline uncertainty and costs.

k. RRAR supports adequate maintenance funding and clear long-term responsibility structures for stormwater facilities to ensure their continued effectiveness and prevent deferred maintenance that creates future costs and liability.

l. RRAR supports regional approaches to stormwater management that can achieve economies of scale and better environmental outcomes than site-by-site requirements, particularly for smaller infill developments where on-site solutions may be impractical.

## **9. Climate Resilience and Insurance Availability (New 12/2025)**

RRAR recognizes that climate-related risks and insurance availability directly impact housing affordability and market stability in the Triangle region.

a. RRAR supports proactive investment in resilience infrastructure to reduce long-term disaster costs and maintain insurance availability.

b. RRAR supports transparent climate risk awareness in real estate transactions to enable informed decision-making by buyers, sellers, and lenders.

c. RRAR opposes policies that would restrict development without providing alternative solutions for insurance availability and affordability.

d. RRAR supports state and federal programs that improve insurance market stability while encouraging property-level resilience measures.

e. RRAR supports building code updates that incorporate cost-effective resilience features to reduce long-term insurance costs and property damage.

f. RRAR supports coordination between local governments, the insurance industry, and real estate professionals to develop regional resilience strategies that maintain housing market stability.

## **10. Institutional Investment and Build-to-Rent Housing (New 12/2025)**

RRAR recognizes that diverse housing options, including professionally managed rental communities, serve important market needs in a high-cost homeownership environment.

- a. RRAR opposes arbitrary caps on property ownership that would reduce housing supply and rental options for families unable to purchase homes. Such developments should be subject to design standards that ensure compatibility with surrounding areas and maintain the character and appearance of neighborhoods.
- b. RRAR supports transparency requirements for large-scale investors to ensure accountability to communities.
- c. RRAR supports build-to-rent developments that provide quality rental housing with professional management, particularly for families seeking single-family living arrangements without homeownership commitment.
- d. RRAR supports policies ensuring build-to-rent communities maintain property standards comparable to owner-occupied neighborhoods and contribute positively to communities.
- e. RRAR opposes discriminatory policies targeting specific types of property owners while supporting accountability standards that apply equally to all landlords regardless of size.
- f. RRAR supports market-based solutions that increase overall housing supply rather than restricting investor participation in ways that would reduce available rental options.

## **II. COMMUNITY NEEDS AND INFRASTRUCTURE FUNDING**

### **1. Revenue Streams (Rev 12/2025)**

RRAR supports utilizing broad revenue streams to adequately fund community needs.

- a. RRAR supports the use of property taxes as one mechanism to provide for community needs.
- b. RRAR supports a property revaluation system that occurs at least every 4 years. RRAR also supports the ability of property owners to request a formal review of their assessed value.
- c. RRAR supports the usage of General Obligation (GO) bonds as a mechanism for long-term funding of capital needs.
- d. RRAR supports the use of sales taxes as a means of funding community needs.
- e. RRAR opposes targeted housing fees, impact fees, and taxes, and other undue financial burdens on homeowners.
- f. RRAR opposes transfer taxes, real estate transaction taxes, or targeted real estate revenue mechanisms that would reduce housing affordability and market liquidity. RRAR supports broad-based revenue approaches over sector-specific taxation that disproportionately burdens housing consumers.

RRAR supports collaborative relationships among local Chambers of Commerce, City/County Economic Development Initiatives, and the business community.

# III. EDUCATION ISSUES

## 1. K-12 Educational Positions (Rev 12/2025)

RRAR recognizes that quality public schools are a key factor in attracting economic growth and the high quality of life that a vibrant community enjoys. Everyone benefits from a strong public school system and all students are entitled to attend high-quality public schools that provide a sound education in a safe and nurturing environment.

RRAR supports:

- a. The adequate funding of new schools and renovations of existing facilities to assure a clean, equitable, and efficient learning environment.
- b. Adequate funding to ensure access to high-performing schools in close proximity to every residence in Wake and Harnett Counties.
- c. A transparent, predictable, and consistent student assignment process.
- d. Policies that balance parental choice with efficient facility utilization.
- e. Cooperative and effective planning among municipalities, the county, and the school district to support the expected growth in student population.
- f. Competitive compensation for teachers and support staff.
- g. State government adequately funding the public school systems as consistent with the state Constitution to preserve lower county property tax rates.
- h. Coordination between school capacity planning and housing development approvals to prevent artificial constraints on housing production while ensuring adequate educational facilities. School capacity concerns should be addressed through school construction planning rather than housing moratoria.

## 2. Local and Regional Community Colleges (Rev 12/2025)

RRAR supports adequate funding for capital projects that enable workforce training and retraining with the skills necessary to fill available positions and attract new, sustainable jobs to the Triangle region. The intention is to increase the employability of our residents and an expanded County tax base.

RRAR supports vocational training to provide employment opportunities, provide critical services to the workforce, and boost upward economic mobility.

## **IV. BUSINESS ISSUES**

### **1. Sound Lending Practices (Rev 12/2025)**

RRAR supports fair state and federal lending practices that balance risk and responsibility while allowing for a competitive lending market for consumers.

### **2. Real Estate Sign Ordinances (Rev 12/2025)**

RRAR supports uniform, equitably enforced signage rules that enable competitive property marketing across multiple jurisdictions while balancing aesthetic standards with real estate professionals' marketing needs.

### **3. Moratoria on New Residential Construction (Rev 2/2020)**

RRAR opposes new housing moratoria except in situations of imminent health and safety concerns. The RRAR maintains a smart growth ideology, encouraging economic prosperity for the communities of Wake and Harnett Counties. New housing and development create jobs, provide for ancillary services, and infuse capital into the local economy while simultaneously increasing the tax base. State statute currently governs the circumstances under which a moratorium can be enforced.

### **4. HOA/COA Disclosures (Rev 3/2022)**

RRAR supports the disclosure of any and all fees to both parties of the transaction at the time of offer. RRAR opposes excessive costs associated with Homeowners Associations and Condominium Owners Associations. Specifically:

- a. RRAR opposes excessive transfer/file/record change fees or capital investments that increase the cost to a new property owner when a property is sold or otherwise transferred from one party to another.
- b. RRAR opposes excessive "working capital" fees that require homebuyers in new developments to make an excessive capital investment to support the establishment of a new HOA.

### **5. Professional Services Tax (Rev 2/2020)**

RRAR opposes expanding the state sales tax to include real estate related services because it would have a significant negative impact on the real estate industry and consumers.

## **6. Technology and Innovation in Real Estate (New 12/2025)**

RRAR supports technological innovation that improves market efficiency, transparency, and consumer service while maintaining ethical standards.

- a. RRAR supports the use of technology tools that enhance property marketing, transactions, and management efficiency.
- b. RRAR supports transparency in algorithmic decision-making that affects pricing, valuations, or access to housing.
- c. RRAR opposes anti-competitive practices involving price-fixing or coordination through technology platforms.
- d. RRAR supports education and training for real estate professionals on emerging technologies to ensure competent, ethical use.
- e. RRAR supports data privacy protections that safeguard consumer information while allowing appropriate business use of technology tools.

## **7. Opposition to Undue Regulatory Burdens on Real Estate Professionals (New 12/2025)**

The Raleigh Regional Association of Realtors (RRAR) opposes legislation and regulations that place unnecessary, undue, or impractical enforcement burdens on real estate professionals.

RRAR opposes requirements that:

- a. Exceed the scope of professional competency, such as requiring real estate agents to make legal determinations, verify citizenship status, or assess corporate ownership structures without proper training, authority, or legal protection.
- b. Lack clear enforcement mechanisms, like imposing requirements without providing practical methods for compliance or verification.
- c. Create liability exposure which could place agents in positions where they could face legal consequences for good-faith errors in areas outside their expertise.
- d. Impede legitimate transactions or unreasonably delay or complicate lawful real estate transactions.
- e. Shift governmental responsibilities, like transferring duties that properly belong to government agencies (such as immigration enforcement, tax authority determinations, or corporate structure verification) onto private real estate professionals.

# V. QUALITY OF LIFE ISSUES

## 1. Housing Opportunities (Rev 12/2025)

RRAR is committed to supporting initiatives that will keep safe and quality housing available to all. RRAR promotes and educates REALTORS® about housing affordability and financing opportunities for the greater benefit of the community.

- a. RRAR supports, and advocates strongly for, inclusive and fair housing policies, practices, and systems for all current and future homeowners regardless of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.
- b. Creating and maintaining these inclusive and fair structures within our community and industry ensure that the real estate market can thrive on the availability of diverse and affordable housing options and empower the professionals that ensure its success.
- c. RRAR supports the elimination of substandard housing through consistent enforcement of local building codes.
- d. RRAR supports zoning classifications for all types of housing.
- e. RRAR supports incentives that encourage redevelopment and infill projects that contribute to responsible community growth.
- f. RRAR opposes mandatory inclusionary zoning programs that require below-market units in market-rate developments, as research shows these reduce overall housing production. RRAR supports voluntary inclusionary zoning with meaningful incentives (density bonuses, fee waivers, expedited permitting) and direct public investment in affordable housing through federal, state, and local grants and tax credit programs.
- g. RRAR supports the usage of federal, state, and local grants and private funding to achieve affordable and workforce housing goals, and single and multi-family rental housing development tax credits.
- h. RRAR opposes municipal rules or regulations that implicitly or explicitly circumvent state rules or regulations.

## **2. Rental Housing Policies and Tenant Relations (New 12/2025)**

RRAR supports balanced rental housing policies that protect both property owners' rights and provide reasonable tenant stability.

- a. RRAR opposes mandatory inclusionary rent control that limits market-rate housing production and reduces overall housing supply.
- b. RRAR supports clear, consistent lease terms and transparent fee structures that enable tenants to understand their total housing costs.
- c. RRAR supports reasonable notice periods for both rent increases and lease terminations that balance owner flexibility with tenant planning needs.
- d. RRAR opposes excessive relocation assistance requirements that may reduce rental housing availability by making property ownership economically unviable.
- e. RRAR supports market-based solutions to housing affordability over price controls, while recognizing property owners' right to operate their investments effectively.
- f. RRAR opposes overly restrictive "just cause" eviction requirements that unduly limit property owners' ability to manage their properties, while supporting clear lease terms that protect both parties.
- g. RRAR supports professional property management standards that promote positive landlord-tenant relationships and reduce conflicts.
- h. RRAR supports education programs for both property owners and tenants on rights, responsibilities, and best practices in rental housing.