

July 12, 1995

Dear Senator:

The Senate is currently considering S. 343, the Regulatory Reform Act of 1995, important legislation which will help relieve small businesses from overly costly and burdensome federal regulations.

Small business people across the country have become increasingly bogged down in regulations over the years. The National Association of **REALTORS**<sup>®</sup> is composed of 720,000 members, most of whom are small business people. Our members are genuinely concerned about the ever-increasing number of regulations involving land use, home sales transactions and the operation of a small business. As agents working closely with consumers, however, **REALTORS**<sup>®</sup> also recognize the value of regulations in protecting consumers, the environment, and our communities. Thus, we have been seeking a balance between these two crucial interests.

The National Association of **REALTORS**<sup>®</sup> believes that the provisions of S. 343 work an equitable balance that will promote cost-effective regulations and consumer protections. The cost-benefit analysis provision in S. 343 will require agencies to function more like the average business person than the typical bureaucracy by weighing a rule's costs against its benefits. NAR also supports an amendment offered by Senator Abraham that requires regulations impacting small businesses to be periodically reviewed by the agencies that promulgated them. Finally, S. 343 has important provisions that place more checks and balances in the regulatory process overall through judicial review and congressional review.

We believe S. 343 promotes much-needed reforms to the regulatory process and will ultimately have a positive impact on businesses across the country. We urge you to vote in favor of S. 343, the Regulatory Reform Act of 1995.

Sincerely,

Edmund G. Woods