

Exhibit A

Land Use, Property Rights and Environment Committee

Compilation of Proposed Policy Changes

Policy Review Working Group: Many policy positions under jurisdiction of the Land Use, Property Rights and Environment Committee are old or out-of-date and need to be reviewed, and updated or changed if necessary. The purpose of the Work Group was to review NAR's current policy positions and make recommendations for consideration by the full Committee.

The Work Group reviewed the Land Use Committee's current policy positions and determined if changes or updates should be made to the policy. If the group believed changes should be made, they proposed those changes for review and consideration by the full Committee. Any recommendations to change, add or update the language of the policy will move forward through NAR's policy process, culminating with discussion and a vote at the BOD.

Members: Paul Bottari (NV), Josh Burdine (FL), Andy Burke (NY), Bill Burruss (VA), Cheri Daniels (WA), David Ferro (FL), Scottie Hundley (NC), Cameron Kinzer (ID), Aaron Leider (CA), John McCardle (MI), Kathy McQuilkin (PA), Lynn Mosher (AZ), Julia Parenteau (TX), Charles Porter (TX), Andrew Rutledge (FL), Kent Simpson (NM)

Process and Procedure: The Working Group divided into 4 Task Forces to make the work more manageable. Each Task Force was responsible for reviewing 3-4 policies. The Task Forces met via Zoom meetings and email and were able to complete their review of all policies. The full Committee also reviewed the proposed changes at several Zoom meetings throughout the year and also made additional changes and updates. All of these changes were voted on by the full Committee and will be forwarded to the PPCC and the remainder of the policy process.

The fruits of their labor are included in this compilation. The Task Forces spent many hours reviewing and discussing these policies, and making changes and updates that both reflect the current state of issue in question, as well as what NAR members believe about the issue. These changes and updates will help our advocacy efforts to more effectively represent NAR on federal legislation and regulation related to these issues.

Policies Forwarded to the PPCC

- Endangered Species..... Passed by Committee, 6/30/20, p. 4-5
- Growth Issues..... Passed by Committee, 6/30/20, p. 6-8
- Land Use..... Passed by Committee, 6/30/20, p. 6-8
- Energy..... Passed by Committee, 7/30/20, p. 8-9
- Property Rights..... Passed by Committee, 7/30/20, p. 10-11
- Water Resources..... Passed by Committee, 7/30/20, p. 12-13
- Wetlands..... Passed by Committee, 7/30/20, p. 13-14
- Fed. Ownership of
- Real Property..... Passed by Committee, 10/13/20, p. 15-16
- Global Climate Change.... Passed by Committee, 10/13/20, p. 17-19
- Grazing Rights..... Passed by Committee, 10/13/20, p. 19

Summary of Policy Changes

Endangered Species: Streamlined and strengthened the habitat conservation and property owner notification provisions, strengthened the “best available science” provisions and clarified support for the ESA, balanced with property rights and a growing economy.

Growth Issues and Land Use: Because of the complimentary aspect of these policies, these two policies were combined into one, and updated some of the language.

Energy Policy: Combined several provisions and added provisions that reflect the evolving nature of energy production, efficiency and incentives for homeowners to save energy.

Property Rights: The changes states more clearly NAR’s belief in property rights and adds language clarifying what governments need to do prior to implementing a taking.

Water Resources: Strengthened the language related to science and water and added provisions for international cooperation on water resources.

Wetlands: Clarifies the importance of wetlands to the environment, and updates and modernizes language related to wetlands delineations and mitigation banks.

Federal Ownership of Real Property: Strengthened language on acquisition of new property by the federal government and enhanced language related to the disposal of federal property by the private sector.

Global Climate Change: Streamlined and modernized language to reflect an emphasis on climate change risk to real estate and sustainability and simplified the overall policy.

Grazing Rights: Enhanced NAR’s support for livestock grazing as a tool to manage federal rangeland.

Endangered Species (All Changes shown)

We believe the way in which the Endangered Species Act (ESA) is implemented is of major importance. We support amendments to the Endangered Species Act that recognize socioeconomic considerations and provide safeguards to protect property rights in the manner described in the NAR Statement of Policy on Property Rights.

NAR supports federal efforts to protect and recover endangered species, balanced with the rights of property owners and the needs of a growing economy, including enhanced opportunities for states, localities and property owners to participate in the process.

Reforms to the In particular, revisions to the Endangered Species Act should address the following issues which NAR supports:

1. Utilizing the best available science and data in all species listing, delisting and critical habitat decisions.
2. Incentives provided for private property owners to protect species, for species protection rather than relying solely on restrictions and penalties.
3. Immediate, prompt and direct notification to private property owners, other impacted parties and state and local agencies regarding potential species listings, and the prior to proposal of critical habitat designation of critical habitat or any federal survey or inventory which might impact their property and jurisdiction.
4. A strict limitation Reasonable protections for on how far down the chain of sub-species will be allowed in listings only when necessary for the survival of the species.
5. Listings of threatened or endangered species and the designation of critical habitat based on verifiable scientific evidence.
6. Prompt notification to, and consultation with, relevant state and local agencies with jurisdiction over areas proposed for the designation of critical habitat and potential species listings.
7. Increased Full local involvement in creating and implementing listing, recovery or critical habitat plans.
8. Incorporation of substantial equivalency provisions for states that currently have adequate legislation.
9. Express written permission of the property owner prior to implementation of a National Biological Survey of private property.
10. Comprehensive, independent peer review committees should review of both the scientific evidence and economic impacts of all species listings and all proposed designations of critical habitat.
11. A mandatory biennial Periodic review by the appropriate federal agency to expedite and expedited delisting of recovered species, and removal of land from a critical habitat designation, when supported by the best available science and data verifiable scientific evidence.
12. Designating critical habitat using an accurate, map-based approach that is limited to areas currently occupied by the species and/or included in mitigation banking or conservation easement programs.

~~13. A limit on the designation of critical habitat to areas currently occupied by the species, with the preparation of maps that specify the exact boundaries of the critical habitat designation. The finalization of species listings only after critical habitat has been designated and after the required economic analysis has been prepared. The finalization of species listing and designation of critical habitat will occur only after the best available science, data and relevant tools offered in the ESA have been applied, the required economic analysis has been prepared and reviewed and the independent peer review has approved all necessary elements.~~

~~14.~~

This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Endangered Species (All Changes Incorporated)

NAR supports federal efforts to protect and recover endangered species, balanced with the rights of property owners and the needs of a growing economy, including enhanced opportunities for states, localities and property owners to participate in the process.

Reforms to the Endangered Species Act should address the following issues, which NAR supports:

1. Utilizing the best available science and data in all species listing, delisting and critical habitat decisions.
2. Incentives for private property owners to protect species, rather than relying on restrictions and penalties.
3. Immediate, prompt and direct notification to private property owners, other impacted parties and state and local agencies regarding potential species listings, prior to the proposal of a critical habitat designation or any federal survey or inventory which might impact their property and jurisdiction.
4. Reasonable protections for sub-species only when necessary for the survival of the species.
5. Full local involvement in creating and implementing listing, recovery or critical habitat plans.
6. Comprehensive, independent peer review of both the scientific evidence and economic impacts of all species listings and all proposed designations of critical habitat.
7. A mandatory biennial review to expedite delisting of recovered species, and removal of land from a critical habitat designation, when supported by the best available science and data.
8. Designating critical habitat using an accurate, map-based approach that is limited to areas currently occupied by the species and/or included in mitigation banking or conservation easement programs.
9. The finalization of species listing and designation of critical habitat will occur only after the best available science and data and relevant tools offered in the ESA have been applied, the required economic analysis has been prepared and reviewed and the independent peer review has approved all necessary elements.

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Growth Issues

(Entire policy was deleted and folded into the Land Use Policy below)

We recognize that growth is inevitable and that guiding and controlling it is an issue facing many areas of our country. We support planned growth that stimulates the economy, increases the tax base, provides places to live and work, and offers opportunities that would not otherwise exist. We also realize the responsibility we have to educate and work with local, state, and Federal government officials in developing responsible growth planning that is equitable and which considers the divergent needs of transportation, housing, agriculture, commercial, industrial, and environmental concerns. Government growth planning activities must take into account property rights in the manner described in the NAR Statement of Policy on Property Rights.

This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Land Use and Growth (All Changes Shown)

Under all is the Land. We believe in the fundamental right of all private property owners to determine the highest and best use of their land, working through appropriate governmental entities.

1. We recognize that growth is inevitable, and that guiding and controlling it is an issue facing many areas of our country. Guided by the principles of smart growth, as defined by NAR 1999 Smart Growth PAG Report, we support growth that stimulates the economy, increases the tax base, provides desirable places to live and work, and creates offers new and innovative opportunities. that would not otherwise exist.
2. We believe that local authorities, in close cooperation with their citizens, are ultimately responsible for guiding managing growth and building better communities. We support federal and state incentives that provide tools to local governments to encourage collaborative regional planning as long as it supplements, rather than displaces, local control and decision-making. State and Federal governments should minimize their involvement in land use decisions and not withhold government grants and programs to enforce their policies. (Moved from previous part of the Land Use policy.)
3. We have a responsibility to be informed, educate and collaborate work with local, state, and Federal government officials in developing responsible growth planning that is equitable and which considers the divergent needs of transportation, housing, agriculture, commercial, industrial, and environmental concerns.

4. We support programs of resource, land and historic preservation designed to protect drinking water resources, agricultural lands, wetlands, scenic vistas, natural areas, historic properties and open space, that can will have a positive effect on the quality of life and environment in towns, counties, and municipalities. Because land use laws and regulations enacted to protect and enhance these resources provide benefits to the general public, the costs should be borne accordingly. (See Property Rights section).????
5. We believe that land use planning should provide for a full spectrum of housing with a variety of types, mixes, densities and pricing to meet the needs of all segments of our population equitably.
6. We believe that land use Planning for the classification and use of land must adequately carefully balance consider the needs of housing, agricultural, commercial and industrial growth, as well as quality of life and a healthy local economy. Government growth planning activities must adhere to take into account property rights in the manner described in the NAR Statement of Policy on Property Rights.
7. We shall continue to develop programs and seek legislation to help state associations and local boards achieve these objectives.

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3. We have a responsibility to be informed, educate and collaborate with local, state, and Federal government officials in developing responsible growth planning that is equitable and which considers the divergent needs of transportation, housing, agriculture, commercial, industrial, and environmental concerns.
4. We support programs designed to protect water resources, agricultural lands, wetlands, scenic vistas, natural areas, historic properties and open space, that will have a positive effect on the quality of life and environment in towns, counties, and municipalities.
5. We believe that land use planning should provide for a full spectrum of housing with a variety of types, densities and pricing to meet the needs of all segments of our population equitably.
6. We believe that land use must carefully balance the needs of housing, agricultural, commercial and industrial growth, as well as quality of life and a healthy local economy. Government growth planning activities must adhere to property rights in the manner described in the NAR Statement of Policy on Property Rights.
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Energy Policy (All Changes Shown)

~~The free market system is the most appropriate means of attaining energy conservation and production goals. Increased conservation and domestic expansion and development of existing and new energy sources are essential to our nation's security and economic prosperity.~~

- ~~We support continued efforts by the Federal government to remove regulatory impediments to the discovery, production, transportation, and sale of energy resources.~~
- ~~We support the Federal government's role in contingency planning for severe energy supply disruptions.~~
- ~~We support the role of the Federal government in joining with private enterprise to research and develop alternative energy sources.~~
- ~~We support the concept of positive, voluntary incentives for conservation activities such as energy tax credits.~~
- ~~We support increased emphasis on energy efficient technology by the nation's building industry.~~
- ~~We believe that in order to maintain a healthy diversity in the economy the federal government should be particularly sensitive to the over regulation of our nation's natural resources. The~~

~~government should implement programs which will provide our nation with the natural resources needed to create affordable housing.~~

- ~~We support state involvement in the development and application of natural resource reclamation laws. Further, regulators are encouraged to examine and accommodate local diversity when developing federal guidelines. In addition, financial assurance should be guaranteed in an effort to make certain that reclamation of land is completed.~~

This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Energy Policy (All Changes Incorporated)

NAR supports policies, market incentives and fiscally-sound solutions to ensure a reliable, resilient and diverse supply of energy through:

- Renewable and alternative energy resources, and energy storage solutions, focused on market-based and environmentally-compliant development;
- Domestic energy production focused on market-based, environmentally-compliant exploration and development of all domestic energy resources;
- Research and development of all domestic energy resources focused on support for cooperative public/private research efforts;
- Energy efficiency encouraged by voluntary incentives such as grants, loans, rebates or tax credits that enhance the value of the property and its use;
- Innovative mortgage financing products that integrate the value of energy efficiency and power generating upgrades to provide enhanced down payment assistance and/or lower monthly mortgage payments for property owners;
- Accurate property appraisal practices that reflect the value of high-performance building features, including but not limited to energy efficiency, energy generation or energy use investments;
- Promoting streamlined permitting and regulatory efforts for all energy projects, while ensuring the projects undergo a robust cost/benefit analysis and comply with all relevant laws and regulations; and
- Protecting property owners' rights to create energy on their property for their own use, in compliance with all relevant laws and regulations, and to sell excess energy back to the grid.

Property Rights (All Changes Shown)

NAR believes in the ~~individual's right to acquire, possess and freely transfer real property. NAR shall protect private property rights to acquire, possess and freely transfer real property, and shall protect private property rights as referred to in the 5th and 14th Amendments of the United States Constitution. Governments shall not arbitrarily infringe on the these basic property rights. of the individual~~

We support ~~legislative implementation of the 5th Amendment's guarantee of compensation when property rights are taken.~~ Every person should have the right to acquire real property with confidence and certainty that the use or value of such property will not be wholly or substantially eliminated by governmental action at any level without just compensation ~~or the owner's express consent.~~

In Addition We support legislation which will provide property owners expeditious access to administrative and judicial systems at all levels - local, state and federal - to pursue Fifth Amendment takings claims or relief from other property rights violations.

We recognize ~~the need for~~ that all levels of government ~~may have the ability to be able to~~ exercise legitimate Constitutional ~~authority police powers to regulate in the regulation of~~ private property to protect the health, safety and general welfare of its citizens ~~and to offer compensation when required.~~

However, when government actions or regulations are not founded within legitimate Constitutional ~~authority police powers resulting in an illegal taking,~~ the government should be required to pay compensation ~~and /or restitution~~ for the inordinate burden levied on the property owner.

We support the right of each state ~~to shall~~ establish its own rules and laws governing eminent domain without interference from the federal government. ~~(1st sentence, formally 2nd)~~ The federal government should not establish criteria for the use of eminent domain by state and local governments. ~~(2nd sentence, formally 1st)~~

Likewise, We believe that ~~when a legal taking occurs, when a government entity exercises its eminent domain power to condemn private property for public use, the government should provide as required by the 5th Amendment "just" compensation to affected property owners should that covers not only the current market value of the property condemned but also all other reasonable and necessary costs generated by the condemnation action including, but not limited to, hiring legal counsel, obtaining temporary housing, lost business revenue or added or severance damages and any other associated costs.~~

Furthermore, when a government entity exercises its eminent domain authority, it should do so only when ~~deemed~~ necessary to materially advance a real public use. The government should provide persuasive, objective evidence that the project, and the resulting public use, will in fact be realized. Evidence could include, but not be limited to: demonstrated eminent domain

authority, project timelines, adequate financing, property disclosures, and engineering plans to complete the project.

This policy was current as of the NAR 2005 Mid-Year 2020 Annual Convention Board of Directors Meeting.

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We support legislation which will provide property owners expeditious access to administrative and judicial systems at all levels - local, state and federal - to pursue Fifth Amendment takings claims or relief from other property rights violations.

We recognize that all levels of government may have the ability to exercise legitimate Constitutional authority to regulate private property to protect the health, safety and general welfare of its citizens and to offer compensation when required.

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This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Water Resources (All Changes Shown)

1. NAR supports healthy, clean and abundant supplies of water ~~with a scientific awareness of the conjunctive relationships of fresh water, drinking water, sanitary sewage (effluent) water, and stormwater.~~
2. We support finding voluntary, market-based solutions to address excessive pollution and degradation of the nation's waterways, while always being mindful of, and vigorously defending, private property rights. We also support adequate federal funding for a ~~well-developed~~ robust, reliable and data-driven system of water resources infrastructure and technology to ensure water quality and quantity nationwide.
3. We support the responsible use and management of our nation's water resources so that residential, commercial, ~~agricultural~~ and industrial development can proceed without degrading the nation's water and without ~~unreasonable~~ excessive regulatory encumbrances.
4. We believe that the development of a comprehensive federal water resources policy should ~~take into account traditional~~ be designed and implemented to meet the requirements of individual state, local and private water rights and uses. We encourage federal policies that enhance internationally-shared surface water sources. Likewise, we encourage federal policies that enhance and, where necessary, adequately regulate internationally-shared ~~transboundary~~ aquifers and groundwater. We pledge to cooperate with federal, state and local agencies responsible for water resources to educate Realtors, their clients, homeowners and consumers on water resource issues and the value and benefits of protecting water supplies.

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This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Wetlands (All Changes Shown)

~~Recognizing the environmental significance of wetlands, we believe that any wetland legislation should include language to provide for:~~

NAR believes our valued ~~cherished~~ national wetlands are necessary for a stable and thriving natural environment. Any federal wetland policies should be based upon the following characteristics:

1. Peer-reviewed, transparent, and credible scientific studies;
2. A ~~standardized methodology to identify and delineate~~ ~~A standardized definition for identification of~~ wetlands which includes hydrophilic vegetation, hydric soils and hydrology, and which results in a program that focuses on ~~vital important~~ wetland habitats
3. A clearly defined permitting process ~~which should~~ to improve the efficiency of the program, provide binding time limits for the agencies, and provide a guaranteed right of administrative appeal in order to reduce costly, unnecessary and contentious litigation;
4. Fair and timely due process in notifications delivered by any and all regulatory agencies to all property owners impacted by wetlands inventories ~~or proposed rule changes~~ in their ~~regions, states and localities~~;
5. A program recognizing that all wetlands are not the same and classifies wetlands by their functions and values; the strictness of the regulatory requirements should be tailored to reflect the varying importance of these qualities;
6. A free and transparently accessible ~~single source wetlands database~~ “~~single contact~~” ~~wetlands authority~~ which ~~would~~ eliminates the duplication ~~duplicity~~ and ~~confusion~~ of dealing with multiple regulatory agencies; and,
7. The use of wetlands mitigation banking to increase the effectiveness and environmental benefits associated with permitted mitigation activities, to reduce the cost of compliance with mitigation requirements, and to increase the overall property values reflected in the local tax base, which forms the foundation for funding of our nation’s most treasured ~~cherished~~ values such as public education, health, and safety for all.

~~The use of wetlands mitigation banking as a tool to both reduce the cost of compliance with mitigation requirements and to increase the effectiveness and environmental benefits associated with permitted mitigation activities;~~

Wetlands (All Changes Incorporated)

Our cherished national wetlands are necessary for a stable and thriving natural environment. Any federal wetland policies should be based upon the following characteristics:

1. Peer-reviewed, transparent, and credible scientific studies;
2. A standardized methodology to identify and delineate wetlands which includes hydrophilic vegetation, hydric soils and hydrology, and which results in a program that focuses on vital wetlands habitats;
3. A clearly defined permitting process to improve the efficiency of the program, provide binding time limits for the agencies, and provide a guaranteed right of administrative appeal in order to reduce costly, unnecessary and contentious litigation;
4. Fair and timely due process in notifications delivered by any and all regulatory agencies to all property owners impacted by wetlands inventories or proposed rule changes in their regions, states and localities;
5. A program recognizing that all wetlands are not the same and classifies wetlands by their functions and values, and the strictness of the regulatory requirements should be tailored to reflect the varying importance of these qualities;
6. A free and transparently accessible single source wetlands database which eliminates the duplicity and confusion of dealing with multiple regulatory agencies; and,
7. The use of wetlands mitigation banking to increase the effectiveness and environmental benefits associated with permitted mitigation activities, to reduce the cost of compliance with mitigation requirements, and to increase the overall property values reflected in the local tax base, which forms the foundation for funding of our nation's most cherished values such as public education, health, and safety for all.

Federal Ownership of Real Property (All Changes Shown)

NAR believes that current government real property acquisition practices have resulted in excessive amounts of private property being placed in the government estate. Federal property acquisition agencies have been authorized by Congress to acquire private property ~~for parks, national forests, refuges and other purposes, often with dubious need, but may have not been be~~ provided with the resources to promptly compensate promptly landowners or adequately manage and maintain acquired lands properties.

Congress should reform the current federal property acquisition policy ~~from the two-step authorization/appropriation process which has resulted in large-scale acquisition~~ authorizations without ~~little expectation of~~ timely appropriation of funds for actual purchase. Any new acquisition of property by the federal government should include timeline limits for appropriation and compensation, a management plan approved prior to purchase for maintaining the property, and transaction transparency measures such as prompt and direct notifications to property owners who may be impacted by the acquisition.

Furthermore, we believe that the federal government should conduct a thorough inventory of its real property assets and dispose of those properties which ~~are excess to~~ exceed government needs. This should include an examination of and update to existing laws and policies that create unnecessary roadblocks and conflicts to a responsible and simplified property disposal program.

Every federal agency holding real property should participate in this inventory and utilize private sector expertise in appraising, marketing, and ~~finaneing liquidation of~~ property. An aggressive, responsible, and simplified real property disposal program, involving the private sector in transacting sales, will reduce federal property management costs, increase private property ownership opportunities, and help reduce our national debt.

Land and Water Conservation Fund

NAR supports the restoration of full funding of the Land and Water Conservation Fund (LWCF), provided that:

- in states where less than fifty percent of property in the state is privately owned, funds should be used only for maintenance and development of properties currently managed by the LWCF,
- any contemplated acquisition of properties using LWCF funds by either local, state, or federal entities should only be accomplished with full public disclosure subject to open public debate, including written notice to interested parties,
- any acquisition of property be from willing sellers only,
- and any tax revenue lost from any land acquisition be offset by payments funded under the federal Payments in Lieu of Taxes (PILT).

Federal Ownership of Real Property (All Changes Incorporated)

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Congress should reform the current federal property acquisition policy which has resulted in large-scale acquisition authorizations without timely appropriation of funds for actual purchase. Any new acquisition of property by the federal government should include timeline limits for appropriation and compensation, a management plan approved prior to purchase for maintaining the property, and transaction transparency measures such as prompt and direct notifications to property owners who may be impacted by the acquisition.

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- any acquisition of property be from willing sellers only,
- and any tax revenue lost from any land acquisition be offset by payments funded under the federal Payments in Lieu of Taxes (PILT).

Global Climate Change Policy (All Changes Shown)

Climate Change Risks and Property Sustainability

Global Climate Change

Preamble

The National Association of REALTORS (NAR) is committed to the principles of sustainability and energy conservation the benefits of which will preserve our environment and address climate change risks, while supporting and support our nation as a vibrant, healthy and prosperous place to live and work.

~~NAR is committed to ensuring that its programs and policies promote environmental sustainability, resilient communities and growth in the real estate sector.~~

~~NAR's commitment to environmental stewardship is clearly visible in its Washington, D.C. office building, the first privately owned commercial building in the nation's capital to receive a Leadership in Energy and Environmental Design (LEED) certification.~~

~~NAR believes in educating real estate professionals and the public regarding the benefits of voluntary, market based solutions for environmental stewardship.~~

~~NAR's Green Designation program educates REALTORS on the benefits of energy efficiency, distributed generation and sustainable development. NAR's Smart Growth program provides grants and technical assistance for Smart Growth initiatives in communities nationwide. NAR's Sustainability Program provides leadership and strategies on topics of sustainability that benefit members, REALTOR® Associations and communities.~~

NAR Policy

~~To help advance an economically prosperous and environmentally sustainable future, NAR is committed to supporting cost effective strategies that facilitate a positive, voluntary market response to energy efficiency, resiliency, and sustainability.~~

~~Policies should be market-based, cost-effective and energize the nation's innovative entrepreneurial spirit.~~

~~Development of public global climate change policy should be guided by, and be respectful of, the key principles of protecting private property rights, maintaining housing affordability and availability, long-term sustainability and NAR Smart Growth principles.~~

NAR supports:

- Cost-effective strategies that facilitate a positive, voluntary market response to energy production, energy efficiency, resiliency, and sustainability.
- Market-based federal policies that are cost-effective and energize the nation's innovative entrepreneurial spirit.

- Public policies that address climate risks, resiliency and sustainability, guided by and respectful of private property rights, availability of affordable housing, economic development, long-term sustainability and Smart Growth principles.
- Regional, state and local planning for The creation of resilient and sustainable infrastructure, buildings and communities.
- Regional, state and local planning efforts to implement Cost effective mitigation strategies that proactively mitigate against, and facilitate the adaptation to the effects of climate change risks, extreme weather events and ecosystem change.
- Regional, state and local approaches based on market principles to reduce greenhouse gases and to conserve energy.
- Solutions that encourage sustainable energy practices, and energy efficiency and energy independence through incentives such as expedited permitting and tax benefits.
- Smart building and high-performance construction technologies that enhance living experiences and the community while preserving resources and the environment.

~~NAR opposes:~~

- Transaction triggered mandates.
- Requirements that impose undue economic impact on property owners and managers.
- The application of laws and regulations in ways that do not meet their original intent or statutory purpose.

~~Because sustainability, resiliency and responsible development are not mutually exclusive, these environmental initiatives should not be barriers to the ability to own, use and transfer property.~~

Conclusion

~~This policy balances economic development and environmental protection, while focusing on how these issues effect housing, real estate, homeowners and NAR members.~~

~~This policy reinforces and emphasizes the core principles of property rights, environmental stewardship and voluntary, local action based on market based approaches to resolving environmental policy challenges.~~

~~This policy provides clear direction and additional flexibility for NAR staff in DC to better advocate for NAR members to address new legislative and regulatory actions that may arise at the federal government level.~~

This policy was current as of the NAR 2017 Mid-Year Board of Directors Meeting.

Climate Change Risks and Property Sustainability (All Changes Incorporated)

The National Association of REALTORS (NAR) is committed to the principles of sustainability, the benefits of which will preserve our environment and address climate change risks, while supporting our nation as a vibrant, healthy and prosperous place to live and work.

NAR supports:

- Cost-effective strategies that facilitate a positive, voluntary market response to energy production, energy efficiency, resiliency, and sustainability.
- Market-based federal policies that are cost-effective and energize the nation's innovative entrepreneurial spirit.
- Public policies that address climate risks, resiliency and sustainability, guided by and respectful of, private property rights, long-term sustainability and Smart Growth principles.
- The creation of resilient and sustainable infrastructure, buildings and communities.
- Cost effective mitigation strategies that facilitate adaptation to the effects of climate change risks, weather events and ecosystem change.
- Solutions that encourage sustainable energy practices, energy efficiency and independence through incentives such as expedited permitting and tax benefits.
- Smart building and high-performance construction technologies that enhance living experiences and the community while preserving resources and the environment.

This policy was current as of the NAR 2017 Mid-Year Board of Directors Meeting.

Grazing Rights (All Changes Shown)

We support the use of a market-based **grazing fee** formula to determine the **grazing** fee charged to ranchers who graze their livestock on federal lands. Any reforms to grazing law should **maintain the intent of current federal law, support continued use of livestock grazing as a tool to manage federal rangeland** and recognize the socioeconomic impact in **states** areas and industries dependent on access to federal grazing land. We oppose confiscation of **a permittee's** personal property **or** improvements on federal lands. ~~We support national policy that would allow for privatization of certain prime grazing lands to existing permittees.~~

This policy was current as of the NAR 2005 Mid-Year Board of Directors Meeting.

Grazing Rights (All Changes Incorporated)

We support the use of a market-based grazing fee formula to determine the fee charged to ranchers who graze their livestock on federal lands. Any reforms to grazing law should maintain the intent of current federal law, support continued use of livestock grazing as a tool to manage federal rangeland and recognize the socioeconomic impact in areas and industries dependent on access to federal grazing land. We oppose confiscation of a permittee's personal property or improvements on federal lands.