



**Economic
Recovery**

**FLORIDA
REALTORS®**

As real estate goes, so goes the economy.

Difficult times produce a unique opportunity for lawmakers to advance new ideas as well as rescind burdensome laws that have outlived their purpose. Economic recovery won't happen without housing recovery. In addition to all of the other issues highlighted in this brochure, Florida Realtors® recommend the following efforts to stimulate the Florida economy:

Impact Fee Relief

Florida Realtors® support **HB 227** by Rep. Gary Aubuchon and **SB 580** by Sen. Mike Haridopolos requiring local governments to prove by a preponderance of the evidence that the amount of an impact fee is valid.

Reduction of Eviction Fees

Florida Realtors® support **SB 1718** and **SB 2250** by Sen. Victor Crist and **HB 809** by Rep. J.C. Planas to lower fees from the current \$265 to a more reasonable amount.

Automatic Extension of Development Rights

Florida Realtors® support the automatic extension of permits issued for residential, commercial and single-family homes to 2012 as provided in **SB 2026** by Sen. Thad Altman.

Community Land Trusts

Florida Realtors® support **HB 267** by Rep. Keith Fitzgerald and **SB 1042** by Sen. Mike Bennett that would minimize property taxes for homeowners whose dwellings sit on land owned by a community land trust.

Onsite Wastewater Treatment: The Wekiva Issue

Florida Realtors® recognize the importance of clean, potable water and that increased nitrogen levels in the Wekiva River Basin is an issue that has statewide implications. A pending Department of Health rule, however, would come at a great cost to property owners yet only lower nitrogen levels equivalent to eliminating the use of a 22-pound bag of fertilizer per home per year. Florida Realtors® recommend the Legislature delay rulemaking and commission a multi-year study to determine if new wastewater treatment systems are effective at reducing nitrogen levels.

Revenue cap on local governments

Florida Realtors® support **SJR 1906** by Sen. Mike Haridopolos and **HJR 1263** by Rep. Anitere Flores to impose a reasonable revenue cap on local governments equal to population growth plus inflation.

“Short Sale” documentary stamp taxes

Florida Realtors® support **HB 55** by Rep. Evan Jenne and **SB 728** by Sen. Mike Bennett, which would codify in Florida law a Department of Revenue recommendation that doc stamps on property involved in a short sale be based on the lower amount.

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