



## **2009 GENERAL ASSEMBLY AGENDA**

**HOMEOWNER INSURANCE AND BEACH PLAN ISSUES:** BASE will be working with the General Assembly to consider recommendations from the recently completed report by the Joint Select Study Committee on the Potential Impact of Major Hurricanes on the North Carolina Insurance Industry; with our main objective to develop a comprehensive and permanent solution to this issue that supports the insurance industry's need for a stable and predictable market and their expectation of a reasonable return on their investment while at the same time serves the coastal residents' need for available and affordable homeowners insurance. BASE strongly recommends support of credits for homeowners who mitigate potential impacts to their home or business. At the same time, BASE will continue to encourage local coastal governments to join in the legal actions on the recently approved homeowners insurance premium increase and Beach Plan surcharge/deductible hike.

**STREET CONSTRUCTION/DEVELOPER RESPONSIBILITY:** An act to limit the responsibility of developers for the cost of street or highway construction to the amount necessary to serve projected traffic generated by the development. BASE will ask that a bill be introduced in the 2009 Session.

**LOCAL GOVERNMENTS & WATER/SEWER DISTRICTS NEEDING TO SERVE PUBLIC NOTICE AND HOLD PUBLIC HEARING:** An act to require local governments to give public notice of new and increase fees. BASE views this issue as a high priority item for our 2009 Legislative Issues agenda and will ask that a bill be introduced in the 2009 Session that will require a formal procedure of public notice and hearing requirements.

**NO MONETARY EXACTION FOR DEVELOPMENT (APFO):** An act to clarify that a local government may not impose a tax, fee, or monetary contribution for development that is not specifically authorized by law.

**MORATORIUM LAW CLARIFICATION:** NCHBA along with BASE will introduce legislation again in the General Assembly this year to clarify the law to say that local governments may not enact development moratoria solely for the purpose of adopting or updating ordinances.

**TRANSFER TAXES / IMPACT FEES:** Voters across the state have resoundingly defeated the real estate transfer tax 23 times in 22 counties by an average margin of 75%-25% since the original legislation was adopted in last year's Session. BASE will monitor the 2009 session to ensure that there are no further onerous fees and taxes requested by local governments.

**LOCAL TREE PRESERVATION ORDINANCES:** Work with NCHBA to draft legislation that will allow the 100 counties in North Carolina to enact a tree preservation ordinance that is acceptable to our industry.

**CLARIFY EMC/DENR AUTHORITY:** An act clarifying the authority of the Environmental Management Commission and the Department of Environment and Natural Resources.

**ENACT INCOME TAX CREDIT FOR ENERGY-EFFICIENT HOMES:** An act to provide an income tax credit for builders or energy-efficient homes

**REORGANIZE NC BUILDING CODE COUNCIL:** An act to adopt the international building code as the state building code and the reorganize the State Building Code Council.

**PROPERTY TAX RELIEF FOR BUILDERS UNSOLD INVENTORY:** An act to exempt from property tax the increase in value of real property held for sale by a builder, the extent the increase attributable to subdivision or improvements by the builder.

**INCREASE THE HOUSING TRUST FUND:** Continue to work with our delegation and the General Assembly to expand the Housing Trust Fund.

**STIMULATE VOCATIONAL EDUCATION:** BASE will work with NCHBA to direct more of the state's educational funding towards vocational education programs in an effort to increase the skilled labor pool for the future of the industry.

**COMMUNITY CONSERVATION ASSISTANCE PROGRAM (CCAP):** BASE is committed to the belief that the future of our region and the quality of life that we value depends on sustained, balanced and responsible economic growth. To that end, the BASE Board of Directors views CCAP as a vital voluntary component that can serve to goals:

- Offer assistance, and training to homeowners, businesses, schools, parks, churches and other civic and community groups to enable them to install a comprehensive collection of best management practices to control and manage stormwater runoff.
- Extending a much needed set of voluntary tools and resources that could allow for new and existing property owners to achieve or exceed compliance with current state stormwater guidelines and regulatory requirements.