



**housing**  
**CONSTRUCTION:**  
the KEY to economic  
prosperity

A healthy housing industry translates into healthy sales tax revenue for the state as well as municipalities and counties. Building homes creates jobs and puts Missourians back to work.

A national study shows in the first year, **BUILDING 100 SINGLE FAMILY HOMES:**

- Generates \$1.8 million in taxes and other revenues for government
- Supports 284 jobs
- Generates \$16 million in income

A 2010 National Association of Home Builders' study showed the local economic impact of **BUILDING 100 MULTI-FAMILY UNITS IN A TYPICAL HOUSING TAX CREDIT DEVELOPMENT:**

- Generates \$2.3 million in local business income
- Generates \$5.5 million in local wages/salaries
- Generates \$826,800 in local tax revenue
- Supports 122 local jobs



**HOME BUILDERS ASSOCIATION  
OF MISSOURI**

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**HOME BUILDERS**  
**MO**  
**Association of Missouri**

**2012 LEGISLATIVE  
AGENDA**

**BUILDING 100  
SINGLE FAMILY  
HOMES SUPPORTS**

**284 JOBS**

## 2012 TOP HBAM LEGISLATIVE PRIORITY

### WORKERS' COMPENSATION REFORM

The HBAM supports the requirement that everyone in the construction industry carry workers' compensation insurance. The HBAM also supports legislation that requires co-employees to be released from liability for negligence in performing the non-delegable duty of an employer to provide a safe workplace when the negligence contributes to injury or death.

### ADDITIONAL LEGISLATIVE POSITIONS RELATED TO HOUSING

#### **ARTIFICIAL GROWTH MANAGEMENT**

The HBAM opposes limits on new development, including impact fees, urban growth boundaries and excise taxes.

#### **BUILDING CODES**

The HBAM supports enabling legislation to allow third class counties the ability to adopt their own building codes. The HBAM opposes legislation creating any uniform statewide building and/or energy code.

#### **LICENSING ISSUES**

The HBAM opposes license and/or registration legislation for home builders. HBAM has also opposed mandatory statewide licensing of home inspectors. The HBAM believes licensure is best addressed at the local level.

#### **HOMEOWNER WARRANTY & RECOVERY FUND**

HBAM opposes statutory home warranties and any fees to cover the potential litigated damages of homeowners. HBAM encourages homeowner association boards and builders/developers to work cooperatively to identify legitimate problems and to develop reasonable and cost-effective solutions, rather than trying to legislate common interest owner's rights. There are many case studies providing proven non-legislative, best practices to avoid problems.

As well, Missouri already has the "Right to Repair" law which provides homeowners and contractors with a mandatory process for expediting reparation before proceeding to potentially time-consuming and costly litigation.

#### **FIRE PROTECTION DISTRICTS**

The HBA supports legislation which would curb the powers of fire protection districts, especially as those powers overlap with city and/or county controlled issues. HBAM does not support multiple government entities within the same jurisdiction charging service fees for the same inspections.

#### **STORM SHELTER TAX DEDUCTION**

The HBAM supports legislation to authorize a one-time income tax deduction to a taxpayer for the cost of the construction or \$5,000, whichever is less, of a storm shelter which was made in America.

#### **DNR FEE INCREASES**

The HBAM opposes any significant or unwarranted increases in water, land disturbance or other fees imposed by the Missouri Department of Natural Resources that do not have a direct nexus to timeliness or effectiveness of the program.

#### **GREEN BUILDING**

HBAM supports non-mandatory initiatives to promote the use of green building technology in residential construction. HBA supports flexibility in guidelines and certification programs which include standards such as the ICC 700-2008 National Green Building Standard™ and its related National Green Building Certification.

#### **MECHANIC'S LIEN LAW**

The HBAM continues to monitor/gather data regarding additional costs and logistical challenges of industry compliance with mechanic's lien legislation passed in 2010.

#### **REGULATION OF HOME EXTERIOR AND ROOFING CONTRACTORS**

The HBAM is monitoring post-disaster challenges presented by this new statute which prohibits home exterior contractors from contact with the insurance company regarding the home owner's claim.

#### **RECORDING FEES**

HBAM generally opposes any additional fees proposed on recording instruments.

#### **DID YOU KNOW?**

A recent study by NAHB economists found that, on average, 25% of the cost of a single-family home is attributable to government regulation.



**That means when you buy a \$200,000 house, you are paying \$50,000 of regulatory burden!**