



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**

JEWELL D. H. PATEK - PATEK & ASSOCIATES, LLC
 P.O. Box 1933
 JEFFERSON CITY, MO 65102
 573.690.3573 CELL

PARTICIPATING AFFILIATES

HBA OF GREATER KANSAS CITY
 SARA CORLESS, EXECUTIVE VICE PRESIDENT
 816.733.2216

STEVE COWEN, VICE PRESIDENT OF
 GOVERNMENTAL AFFAIRS
 816.733.2237

HBA OF GREATER SPRINGFIELD
 MATT MORROW, CEO
 417.838.7009

JENNIFER McCLURE,
 GOVERNMENT AFFAIRS SPECIALIST
 417.838.1456

HBA OF CENTRAL MISSOURI
 VICKIE MULDOON, EXECUTIVE OFFICER
 573.635.6001
 HEATH CLARKSTON
 LOCAL GOVERNMENT RELATIONS CONSULTANT
 573.634.3244

HBA OF SOUTHWEST MISSOURI
 CRYSTAL HARRINGTON, EXECUTIVE OFFICER
 417.623.5205

LAKE OF THE OZARKS HBA
 LARRY OTH, EXECUTIVE DIRECTOR
 573.480.2780

SOUTHEAST MISSOURI HBA
 PATTY SPITZMILLER, EXECUTIVE DIRECTOR
 573.243.5559



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!