

# North Shore REALTORS®

Real estate professionals fostering community. Educators. Leaders.  
Advocates. We are North Shore REALTORS®

## PUBLIC POLICY STATEMENT

North Shore Association of REALTORS  
398 Essex Street  
Beverly, MA 01915

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## **INTRODUCTION**

North Shore REALTORS® (NSR) is a local real estate trade association that provides resources, education, and collective unity for its 1,300 members that reside in the greater North Shore area of Massachusetts. NSR is dedicated to protecting private property rights, promoting professionalism in real estate transactions, and expanding access to homeownership opportunities.

The following sets forth the basic philosophy and guiding principles of the Association regarding specific areas affecting the real estate industry. Regarding statewide and national issues not addressed in these statements, the public policies of the Massachusetts Association of REALTORS® and/or the National Association of REALTORS® will be referenced as the guiding policy documents.

### **Statement of Philosophy**

North Shore REALTORS® is dedicated to protecting an individual's right to own, use, and enjoy private property.

NSR recognizes the significance of the Fair Housing Act and is committed to upholding all fair housing laws.

NSR advocates for legislation and programs that encourage the production of diverse housing options and seeks opportunities to work with local city and town officials to achieve this end.

NSR is committed to providing the educational resources necessary for members to effectively serve the public.

NSR adheres to the National Association of REALTORS® Code of Ethics to which every REALTOR® swears allegiance.

NSR encourages efforts to protect consumers of real estate services from unfair or deceptive practices.

NSR recognizes that diversity in all its forms makes the communities in which we work better places to live and our Association stronger.

### **Member Involvement**

NSR members are encouraged to participate in local and state political affairs, to seek appointment to regulatory committees, and to support political candidates that pledge to preserve private property rights.

## **HOUSING POLICY**

### **Housing Production**

The regulatory environment in Massachusetts has contributed to the shortage of quality affordable housing options. Land use regulations that limit the number of units built or impose significant transactional costs on development have disincentivized housing production. North Shore REALTORS® supports legislation that incentivizes the production of diverse housing options and removes barriers to development.

### **Fair Housing/Equal Opportunity**

NSR supports the Fair Housing Act and seeks to promote inclusivity and oppose discrimination.

Education on fair housing law and the REALTORS® associated responsibilities is included in all new member orientation classes. Additionally, NSR supports requiring fair housing and diversity education for Massachusetts real estate licensees.

### **Affordable Housing**

North Shore REALTORS® endorses community efforts to provide a suitable living environment for every citizen on the North Shore. REALTORS® understand that no community can sustain a desirable quality of life without meeting its residents' basic need for housing.

NSR advocates for increased production of multifamily units, Accessory Dwelling Units (ADUs), and other naturally occurring affordable housing options.

### **Rental Housing**

NSR supports efforts which encourage the production of new rental units and upgrading the existing housing supply.

NSR urges North Shore communities to be responsive to the needs of their residents and to pursue partnerships and/or coalitions between government and the private sector with affordability in rental housing as their goal.

### **Rent Control**

Rent control restricts free enterprise, hastens deterioration, and discourages construction of new housing. NSR opposes rent control in all forms and encourages its members and elected officials to oppose rent control legislation.

### **Accessory Dwelling Units**

NSR supports by-right production of Accessory Dwelling Units (ADUs). ADUs enhance the variety of housing options available in a community without requiring the development of new land. Additionally, ADUs are a naturally occurring affordable housing opportunity.

### **Chapter 40B**

North Shore REALTORS® supports Chapter 40B, which since its passage in 1969 has supported most affordable housing construction in the Commonwealth. Chapter 40B creates a streamlined permitting process for eligible projects that seeks to create much needed affordable housing opportunities.

### **Chapter 40R**

NSR supports the Smart Growth Zoning Overlay District Act (40R), which offers financial incentives to communities that create dense residential or mixed-use smart growth zoning districts with a high percentage of affordable housing units. Typically located near transit stations, 40R seeks to create much needed multifamily housing options.

### **Lowering Voting Threshold**

North Shore REALTORS® supports lowering the voting threshold required for zoning proposals that support housing production from 2/3 of the voting body to a simple majority. Lowering the threshold makes zoning more adaptable, unlocking new opportunities for housing development.

### **Community Revitalization/Smart Growth**

North Shore REALTORS® supports smart growth measures and innovative land use planning techniques that use land more efficiently and foster community revitalization. NSR encourages its members to actively participate in community revitalization efforts and seeks opportunities for association involvement.

### **Registration of Rental Property**

North Shore REALTORS® opposes any effort to license or register residential rental property and charge a fee. This increases the cost of housing and discourages property owners from providing housing opportunities.

### **Short Term Rentals**

NSR opposes burdensome regulation, fees, and restrictions on short-term rentals. Community impact fees, minimum rental durations, and outright bans on short-term rentals restrict an individual's right to freely use private property.

## **Historic Preservation**

REALTORS® recognize the value of preserving New England's rich history in the form of its homes, buildings, and architecture.

North Shore REALTORS® supports local zoning regulations which are dedicated to preserving historical structures. However, this preservation must be balanced with respect to the rights of private property ownership.

## **Homelessness**

North Shore REALTORS® recognizes the urgency to address the issue of homelessness and actively supports public and private programs that provide shelter for displaced individuals and families.

NSR helps housing organizations on the North Shore secure MAR Charitable Grants and organizes members to participate in community service activities that provide housing and homeless assistance.

## **REGULATION**

North Shore REALTORS® opposes the implementation of any local bylaws, ordinances, or other local regulations that would limit the production of housing, negatively affect property value, infringe on the rights of property owners, and/or impede or delay the transfer or sale of real property.

## **TAXATION**

### **Transfer Taxes**

Transfer taxes increase the cost of buying a home, disincentivize homeownership, is an unstable source of revenue, and unfairly targets the 2.5% of Massachusetts residents that buy or sell a home in a given year. North Shore REALTORS® opposes additional taxes on the transfer of real estate.

### **Community Preservation Act**

The Community Preservation Act (CPA) creates a local property tax surcharge of up to three percent, with potential affordable housing allocation of up to 80%. NSR particularly supports communities allocating CPA funds to affordable housing initiatives, and the construction of new affordable housing units.

## **Fees**

North Shore REALTORS® opposes the imposition of permitting fees, impact fees and linkage fees on construction, development, and renovation projects. Unreasonable fees hinder the production of and/or improvement of real property.

## **Regulatory Taking**

North Shore REALTORS® opposes the taking of private property by local governments without timely and just compensation to the property owners.

## **INFRASTRUCTURE**

### **Public Transportation**

REALTORS® recognize that a viable public transportation system is essential to the development and sustainability of a healthy local economy. Investing in well-planned public transportation infrastructure must remain a priority for continued growth and quality of life.

North Shore REALTORS® supports the development of affordable and reliable transportation systems throughout the state and within the North Shore in particular.

### **Information and Communication Technology**

NSR believes all communities should have access to fast and reliable internet and cell phone service. Communities lagging in access to information and communication technology are at a distinct economic and developmental disadvantage.

## **ENVIRONMENTAL**

### **Preserving Natural Resources**

REALTORS® recognize that the value of real estate now and in the future depends upon the protection of the natural environment. Soil must be free from contamination, potable water must be available, and our rivers, ponds, and beaches must be clean.

North Shore REALTORS® supports protection of the natural environment and recognizes the rights of each community to enact additional environmental regulations. However, any proposed regulations must be supported by scientific research and should be balanced with private property rights and potential economic impact.

### **Climate Resiliency**

NSR understands the threat that climate change poses. Rising sea levels, flooding, erosion, wind, and extreme weather events pose a risk to the quality of life of residents on the North Shore.

NSR supports investment in critical infrastructure to protect our communities from the effects of climate change. In addition, NSR supports incentives to developers to encourage resilient development and incentives to homeowners to improve energy efficiency and reduce carbon emissions.

North Shore REALTORS® opposes mandates that shift the costs of environmental resiliency on to private property owners. Environmental mandates infringe on private property rights, increase the cost of living and disincentivize housing production.

## **CONCLUSION**

The issues and positions stated herein may change over time and will be updated and republished as needed. Any revisions of this policy statement must be reviewed by the Government Affairs Committee of North Shore REALTORS® and approved by its Board of Directors.

While what is contained in this statement provides a basis for the Association's positions, it is not meant to substitute for open-minded debate, and re-analysis of those positions.