



ADVOCACY POLICY MANUAL –
Adopted 6/22/22

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The Greater Providence Board of REALTORS® (GPBOR) supports legislation, regulations, and other government actions that protect the right to own, occupy, use and lease, manage, buy, sell, and appraise all types of real estate. GPBOR opposes legislation and other government actions that unreasonably burden private property ownership, use, and transfer of real property.

GPBOR supports local government reform through the streamlining of service and the development of more consistent business regulations. We support a local government structure which delivers services in an equitable fashion and that will support business and commerce by removing artificial barriers and constraints. For the economic outlook of the region, it is important for the Greater Providence area of Rhode Island be accurately ranked on national statistic reports highlighting the safety, health, and wealth of our region, as well as have the ability to substantively address regional issues.

Section 1: Community Needs & Infrastructure

1.1 Affordable Rental Housing

GPBOR supports legislative and regulatory proposals to remove disincentives that inhibit the development of new rental housing or the preservation of existing safe and affordable rental housing.

1.2 Affordable Ownership Opportunities

GPBOR is committed to supporting initiatives that will keep safe and quality home ownership opportunities available to all.

1.3 Fair Housing

The Association supports Fair Housing as defined in the Federal Fair Housing Act, the Fair Housing education requirement of the RI Department of Business Regulation, as well as Article 10 of the National Association of REALTORS® Code of Ethics.

1.4 Economic Development

Recognizing that a healthy economy is the foundation for a vibrant real estate market, the Association will work with stakeholders and encourage those with similar interests to improve the regional economic climate. The goal of our economic development is to attract, retain, and grow businesses through policy, such as improving infrastructure, land use, and workforce development.

Section 2: Private Property Rights & Planning Issues

2.1 Eminent Domain

GPBOR opposes eminent domain authority with rare exceptions for situations for public use (e.g., ownership by a public entity), as well as a broad interpretation of “just” compensation to include all reasonable and necessary costs which result from exercise of such authority, not just the value of the property condemned. As a matter of fairness, government entities should be required to justify condemnation actions to ensure that they are both necessary and likely to achieve real and substantial community benefits

2.2 Energy Efficiency

GPBOR supports incentive-based approaches to assist homeowners in making energy efficiency improvements to their homes. The Association is opposed to labeling homes for energy efficiency and is opposed to point-of-sale requirements for energy audits or energy retrofitting.

2.3 Public Private Partnerships

GPBOR supports public-private partnerships that allow the private sector or nongovernment organizations to design, construct, and/or manage facility assets for public use.

2.4 Accessory Dwelling Units (ADUs)

GPBOR supports policies enabling and supporting the construction of Accessory Dwelling Units (ADUs) as a function of responsible and affordable infill development. GPBOR supports the use of ADUs for both rental and non-rental purposes. GPBOR further supports regulations on ADUs pertaining to safety and privacy of both ADU tenants and neighborhood residents.

2.5 Landlord/Tenant Issues

GPBOR supports the ability of a property owner to receive a fair return on the owner's investment and to be assured of recovering the owner's property after the term of a rental agreement or lease, or in the event a tenant defaults on their obligation. These are key elements in a strong real estate investment market. Accordingly, the Association supports legislation that assists owners in their efforts to recover access to their property and opposes legislation that forces additional duties on property owners without additional protection for their investment, while also ensuring that tenants' rights are observed.

2.6 Municipal Ordinance Enforcement

GPBOR supports reasonable efforts to ensure that local jurisdictions focus efforts on property code enforcement by education and cooperation rather than a system that relies on fines and other punishments.

2.7 Registration of Vacant Property and/or Rental Property

GPBOR shall work with local government to address issues involving vacant properties and rental properties in a constructive manner and opposes policies that require registration and/or imposition of fees. This shall include fees assessed to the REALTOR®.

2.8 Short-term rentals

GPBOR supports maintaining legislation and municipal policy to protect the rights of owners to offer short-term rentals without undue regulation or interference by local government.

2.9 Signs

GPBOR shall work with local government for common sense sign regulations with regard to real estate signs, including open signs and directional arrows, while maintaining our members' ability to practice their profession effectively and maintaining an owner's right to sell or lease their property.