

“Networking Opportunity” - Something I had not expected. After arrival at the Conference, I was re-invited to attend a Cardinals Baseball game with MR Chief Counsel Steve Graham and Residential Forms Chair Steve Gaddy. The game was a lot of fun and so was the company. We discussed a number of items regarding forms including Kansas City Assn of Realtors' offer to provide Missouri Realtors with their set of New Construction forms. It was a perfect way to mix business with fun.

Risk Management Forum – In recognition of the 50th Anniversary of Fair Housing Month, Frank Montgomery with HUD gave a presentation on Fair Housing. What began as a presentation quickly turned into a question and answer session as the ideas and situations he brought to our attention were fascinating. For example –

A landlord that specifies “No Pets” cannot deny a tenant who has a Service Animal. A Service Animal is any animal that a doctor has prescribed is NEEDED for the tenant to live normally. The operative word is “needed.” Any other word, “enhances,” “would benefit from,” “is emotionally attached” does not meet the threshold under Fair Housing. The landlord may request documentation demonstrating need and may call the doctor to confirm that the animal is Needed. It is the tenant's obligation to provide documentation and contact information when requested.

An impaired individual can make demands on a landlord for adjustments to the premises for their disability within reason. I don't presume to know where that line is drawn. I did note that the landlord has the right to set up an escrow account and require payment by the tenant to change the unit back to its original state as part of the rental agreement. Consult your attorney.

Commercial Forms Committee –

The long awaited Letter of Intent is finished and passed by Committee vote. Not sure if we will see this asap or January, 2019. The Committee was excited to finally update this important form.

The Committee began the process of reviewing the 2018 Residential Contract For Sale and other Residential Forms to identify conforming language that can be incorporated into Commercial Forms. This is a rather large task that will be done, mostly, by MR legal Counsel and brought back to the Committee.

Residential Forms Committee –

After much discussion of items considered by the Committee from Member feedback to the new contract –

1. No watermark, no initials at the bottom of each page, no statement regarding pre-printed language.
2. There will be a change in how "Municipality" should be handled. The name of the Municipality is to be added on this line whether it is the same as the "City" or not.
3. Local Riders – The Committee recommends that we have all "Local Riders" reviewed by MR Attorneys to see if they are in conflict with MR Forms.
4. MR has reached an agreement to incorporate Kansas City Regional Association of Realtors' (KCRAR) set of New Construction Contract forms. They will carry the KCRAR Logo for now. These forms are for New Construction only. There was conflicting information on whether or not they incorporate properties at an intermediate stage of construction or bare ground only. More later on that.

Risk Management Mission Committee -

NOTE: Professional Standards - A fee change was recommended and ultimately passed. If one or more parties to an ethics hearing is found in violation of the Code of Ethics or other membership duty, **each violator will be assessed an administrative processing fee of \$500.00** payable to the Association. This will be in addition to any disciplinary sanctions imposed by the Panel.

The remainder of the meeting was a summary of reports from the committees reported above.

RPAC Auction -

Dan Forbes, Susan Forbes and I attended the RPAC Auction that evening. It was a fun, fun time. Over \$90,000.00 was raised in that auction.

Missouri Realtors Directors Meeting -

Notice was given that the National Association of Realtors proposed a dues increase of \$30.00 beginning next year specifically to improve the Association's position fighting for private property and Realtor legislative issues, and improve Member services. (The report was much more specific than this. I cannot find my notes on it as it was an announcement & not part of Missouri Realtors business).

The statewide First Time Homebuyer's Savings Account legislation is proceeding well through the State House & Senate. Please reply to "Calls To Action" when they come up to push this through.

Respectfully Submitted,
Stephen M Kenny, Director