



Policy Statement – Adopted April 23, 2015

The purpose of this Policy is to provide a template for ICBR, its executives, staff, and board of directors regarding positions to be taken by ICBR on proposed legislation. ICBR is a statewide organization promoting the practice of commercial real estate brokerage. For this reason, while we may concentrate our efforts on legislation proposed by the Indiana General Assembly, we also consider the needs of our members at the local level.

SUPPORT - ICBR supports legislation that meets the following criteria:

- Any legislation that supports the mission and vision of ICBR.
- State legislation that promotes economic and workforce development
- State legislation that promotes the funding and enhancing of Indiana's transportation network and infrastructure, including (but not limited to) highways, rail, air, and waterways.
- State legislation supporting tax increment financing (TIF) districts, and the prudent use of TIF districts at the local level
- State legislation promoting the remediation of contaminated properties and the redevelopment of said properties
- State legislation, including legislation regarding real estate licensing and practice, that enhances the practice of commercial real estate
- Indiana's broker lien law
- Local legislation promoting infrastructure maintenance and development, including bringing water and sewer services to properties zoned for commercial or industrial use that are located in unincorporated areas
- Legislation that would prevent out of state, non-licensed brokers from conducting real estate transactions and collecting commissions in the State of Indiana.

OPPOSE - ICBR opposes the following legislation:

- Legislation that increases the property tax burden on property zoned or designated for commercial, industrial, or agricultural use; property from which the owner derives income; and on businesses in general
- Legislation (State or local) that increases the regulatory burden on businesses or on commercial, industrial, or agricultural property
- Local zoning or development ordinances that discourage the development of property for commercial or industrial purposes, if said purposes are the highest and best use of the property
- State legislation that requires that a managing broker hold the license of individual brokers.
- Legislation that allows for taxes on services.

NEUTRAL - ICBR takes a neutral position on any legislation that does not directly or indirectly effect real estate licensure or the practice of commercial real estate brokerage.

In considering its positions, ICBR is aware that not all of its members may necessarily hold the same opinion on specific legislation. Likewise, ICBR recognizes that while a proposed bill may on its surface appear to be something on which ICBR should take a position based on the above policy, there is often more to the legislation than can be gleaned on first glance. Therefore, ICBR commits itself to the careful study of all proposed legislation, and to seek the advice of the legislative staff of the Indiana Association of Realtors before declaring its position.