

ACTIONS speak LOUDER

At the HBACA we believe that actions really do speak louder than words, but we thought we'd put our actions into words so you can see just what we've been up to lately. *The HBACA...working for you!*

CHAIRMAN'S message

Many people ask why I am a member of the Home Builders Association of Central Arizona. I tell them the answer is simple. This association does more for the advancement of home building in Arizona than any one company can do on its own. The HBACA is the only organization in Central Arizona dedicated to promoting and protecting the residential construction industry.

Nearly 60 years ago, a group of builders realized that Arizona's future was bright. In an effort to harness the excitement and energy being generated by new home construction, they decided to form a professional association to represent their interests at the local and state levels. Today, a different group of builders is providing Arizonans with quality homes; and we find ourselves in the most challenging period of our industry's history. But we are problem solvers – working to strike the necessary public policy balance to secure the future of home building and guarantee that the housing needs of all Arizonans will be met now and well into the future.

We could not accomplish this without the efforts of this association. The HBACA's sole purpose is to improve the building climate for all home builders and related trade contractors in Arizona, particularly Central Arizona.

This briefing outlines a few of the things the HBACA is doing for us. Please read and consider all of the benefits that you gain by being a member of the HBACA.

John Chadwick, HBACA Chairman
President – Southwest Area,
Pulte Homes Corporation



LEGISLATIVE action

The HBACA is your state and local government liaison. You stay close to the decision-makers through the services of the Association's professional lobbying staff. We work on your behalf in all of the Valley's cities and towns; in Maricopa, Pinal and Yavapai Counties; and with state agencies, the governor's office and the legislature. NAHB representatives actively lobby in Washington, meeting regularly with members of Congress, administration officials and cabinet officers to ensure housing remains a top priority during the formation of national policy. The HBACA is the only organization in Central Arizona that is working to promote a housing stimulus package at the state capitol.

At the Capitol we...

- Developed and advocated a Housing Recovery Package to the Legislature and the Governor's office to substantially reduce housing costs through a moratorium on impact fees, a freeze on building code adoptions and increases in construction sales tax (TPT), and much needed reforms to the impact fee statutes. (Unfortunately the package was vetoed by the Governor).
- Successfully lobbied changes to the Registrar of Contractor statutes, including:
 1. The elimination of the word "wrongful" in section 32-1154(A)(7) as a reason a contractor may be cited by the registrar. A contractor may still be cited for any fraudulent act that harms a consumer, but no longer for any "wrongful" act.
 2. Updating the notice in Title 12 that is provided to new homebuyers that explains the period in which a complaint may be filed at the Registrar of Contractors. When the law was changed two years ago clarifying that complaints must be filed within 2 years after the close of escrow or actual occupancy, whichever occurs first, the notice in Title 12 was not updated.
 3. Clarification that a contractor's license number must appear on all broadcast, internet and billboard advertising. A recent ruling by the ROC stated that contractors must put their license number on ALL advertising, including hats, pens, shirts, etc. This language negates that ruling.
 4. Clarification that disclosure language in commercial contracts can appear in a font size larger than 10 point.



The HBACA closely monitors activities at the municipal level, and works with city councils, managers, and planning departments to ensure rules and regulations are fair and reasonable for builders and trade contractors.

In our Valley's Cities we...

- Serve on the MAG Building Codes Committee to maintain communication with Valley building officials.
- Developed the Arizona Green Builder program to provide a locally administered program specific to production housing.
- Work to prevent mandatory fire sprinklers from becoming a building code requirement.
- Review impact fee studies and challenge proposed fees that do not comply with State statute. There are currently legal challenges underway for the cultural fee in Mesa, offsets not provided in Goodyear and fees not charged for non-residential development in Prescott and Prescott Valley.
- Review and challenge permit, plan review and Planning Department fees that appear to be excessive.
- Participate on the Arizona Building Officials Code Review Committee to review the 2009 I-Codes and suggest amendments prior to code adoption.
- Prevented adoption of ADA type requirements for single family homes that were being pushed by several jurisdictions.

For additional information on issues relating to cities in HBACA's jurisdiction, contact Rus Brock at (602) 274-6545 or brockr@hbaca.org.



>> LEGISLATIVE ACTION continued

- Successfully lobbied changes to the Department of Real Estate statutes that outline how expedited public reports will be reviewed and approved. Under the new law, when an expedited report is submitted for review, the department will have 10 business days (formerly 15 business days) to approve or deny the report. If the Department does not issue a ruling within the time allotted, the report will be automatically approved and the subdivider will be issued a certificate of administrative completeness.
- Worked to keep costly energy efficiency and fire sprinkler mandates out of housing.

In Maricopa County we...

- Worked with MCAQD to develop a "Dust Abatement Handbook" to provide clear field procedures for easier compliance for the home building industry.
- Worked with MCAQD and EPA to clarify and develop new amendments to Maricopa County's dust rules (Rule 310).
- Working with the Arizona Corporation Commission to reverse the APS 1,000 foot line extension policy.

The HBACA Defeated Prop 201

Last November, the HBACA defeated Prop 201 (aka Homeowner Protection Act), a ballot initiative that would have been devastating to home builders and trade contractors. Had it passed, prospective buyers would have been allowed to sue builders. Trade contractors and builders would have been prohibited from collecting legal fees – even on frivolous lawsuits. Arbitration would have been prohibited, moving all disagreements into the court process; and much, much more. Your HBACA membership dues played a huge role in defeating this initiative. Nearly one-half of the \$2.3 million budget was paid out of the HBACA's reserves. A strong, diverse membership base is critical if the HBACA hopes to have the funding necessary to continue fighting ballot initiatives that are harmful to builders and trade contractors.

For additional information on legislative issues, contact Spencer Kamps at (602) 274-6545 or kampss@hbaca.org.

An expanding offering of professional training programs and seminars are hosted or sponsored by the HBACA. Our goal is to provide critical information that improves the knowledge and professional development of those employed in our industry.

- 7/29 :: Comprehensive Dust Compliance Class for MCAQD
- 8/14 :: ADOSH Back Injury Prevention
- 9/10 :: PREP Test (Professional Remodelers Experience Profile) – First Step to CGR
- 9/11 :: ADOSH Excavation Safety
- 9/15-9/16 :: OSHA 10-Hour Class
- 10/9 :: ADOSH Job Hazard Analysis
- TBA :: CAPS Training (Certified Aging-in-Place Specialist)