

Respondent



2

Anonymous



30:05

Time to complete



1. Name & office you are seeking *

Richard L. Armerding, Montana House District 98

2. Housing inventories are at all-time lows in many Montana communities. As a result, rent and home sales prices are at all-time highs. Local land use regulations and development review processes add unpredictability, delays, and extra costs to developing new housing stock, directly contributing to the housing shortage and lack of affordability. State law provides the framework and authority for these local regulations and review processes. As a state legislator, you will be asked to balance many competing interests in debates over land use policy. **Will you support legislation that streamlines and supports new housing, even if it means local governments are given less control over housing development?**

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I am all in favor of streamlined permitting and less red tape but I believe that housing decisions have to be made at the lowest level of government. Just because cities and counties set the rules, does not mean they have to cause bottlenecks. The state can encourage housing development without controlling it.

3. Property taxes are the primary funding source for local government services and infrastructure and help to fund public education. Increasing mill levies and increasing property value assessments have left many homeowners and commercial property owners asking for relief. **How would you propose providing property tax relief to Montanans?**

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Taxpayers often want more services than they are happy paying for. If we want "property tax relief", we have to tell city and county governments to spend less money on the things that those taxes pay for.

4. Montana is one of only a few states in which sellers of real estate are not required by state law to provide potential buyers with a statement disclosing the condition of the property. **Will you support legislation that requires sellers to provide buyers a disclosure statement?** *

As a Libertarian, I pledge not to exercise force or fraud on others. I oppose forcing sellers and buyers to do anything. A smart buyer will pay for a home inspection if the seller does not provide it. Let the market achieve this goal rather than asking the Legislature to require it.

5. New housing and businesses require a source of water. Connecting to municipal water services is not always an option as cities are not always able or willing to extend infrastructure. In these cases, a water right must be secured through a process governed by state law and Department of Natural Resources and Conservation regulations. Reform is necessary as securing a water right is often costly, uncertain, and time-consuming. This ultimately hurts consumers and our growing communities. **Will you support legislation to streamline water right permitting processes?** *

In principle, yes. I prefer solutions which leave control at the lowest possible level of government (city or county) with the State Legislature involved only when the needs and rights of multiple counties are involved.

6. One in five homes in Montana is serviced by an onsite septic system. If properly installed and maintained, septic systems are a safe and cost-effective means of waste disposal for homeowners and businesses. Some regulations on septic systems are enforced by local health departments, and enforcement is inconsistent. For instance, how bedrooms are counted for determining what size of system is necessary and how nonconforming systems are handled varies. **Will you support legislation that brings greater consistency to enforcement of regulations on existing septic systems?** *

While consistency can be a good thing, changing the requirements for existing systems by State legislation can impose an unbearable burden on current homeowners. As in all my responses, the solution should be found at the local level, rather than in Helena. Realtors can play a significant role in driving this process.

7. REALTORS® believe that private property rights are fundamental to our free-market system and are a cornerstone upon which this nation was founded. Our United States and Montana Constitutions recognize and protect the right to own property. A strong economy depends upon preserving the right to freely own, use, and transfer real property. **If elected, what approach will you take to balancing private property rights with public interests?** *

I will support legislation which applies and enforces the US and Montana Constitutions and oppose legislation which reduces private property rights.

8. The National Association of REALTORS include sexual orientation and gender identity anti-discrimination language in their code of ethics. Montana does not prohibit discrimination based on sexual orientation and /or gender identity. **As a state legislator would you support legislation to prohibit discrimination based on sexual orientation and /or gender identity?** *

I believe existing laws provide sufficient anti-discrimination language. The MOR is free to write a code of ethics which serves the needs of its members.

9. Treasurer's Name, Address and Phone Number *

Richard L. Armerding, 3317 S 7th St W, Unit 10, 406-317-1318

10. Will you accept PAC contributions? *

☐ Yes

☒ No

Thank you!

We appreciate you taking the time to complete our survey so that we might better understand your position on key issues facing our community. The committee will be evaluating surveys received and responding within a few weeks regarding next steps.

