

Respondent



23

Anonymous



22:14

Time to complete



1. Name & office you are seeking *

Alan Ault Montana House District 90

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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Basically, I believe the local governments know what is best and required for their community. Local governments don't need the state telling them how to develop their communities. And, it depends what type of legislation it is for me to support or not.

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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This is a very complex issue that needs to be streamlined. I do not support CI-121 because it is not well thought out and hurts small business. To address property tax relief, we need to

address how others states are taxing to see if there is a formula that works better than ours and look to see where the state can cut funding needs.

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?** *

Yes

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?** *

Yes, Missoula is shortsighted in not only water, but sewers and roads on new developments.

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?** *

Consistency, more than that. We need to model our state (as well as Missoula) after systems that are proven, efficient and less costly for the property developer, builder and owner (I reference the state of Rhode Island). In Missoula, our waste water system in now over taxes and not in compliance with federal regulations (I'm told). We cant go on like this.

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?** *

It depends on the issue. I support logical zoning. The problem is government keeps changing the rules and allows NO predictability for developers.

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?** *

Yes.

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

Alan Ault, PO Box 1101, Missoula, MT 59806. 406-370-4365

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.

