

Respondent



3

Anonymous



33:49



Time to complete

1. Name & office you are seeking *

Devin Jackson House District 97

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 agree that some zoning and planning is needed to address this problem. A lot of public will express displeasure at these changes. However the process has been streamlined to 90 days and only contacts homeowners wishing 500' of the property in question. The one comment that is consistent from the existing residents of the community is that they felt like they didn't have enough input. So I can't endorse streamlining an already streamlined process to reduce community input even more.

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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The only way to provide any real relief is to redirect improper spending to the things that government used to fund without mill levies and bonds. My general tax hasn't changed much but I'm paying the county for libraries, parks, and schools that used to be funded with that general tax. A good example is the infrastructure funds just secured that include funding for school improvements, if we can use that to pay down some of the new bond for a new school in Lolo that will reduce taxes directly in my district (and the new school will improve property values).

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?** *

Total disclosure sounds like a good standard to hold realtors to. I don't see any reasons to oppose it right now.

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?** *

Water Rights are always going to be a contentious issue in Montana. One that is likely to get worse as districts far from me start to have more shortages. I find it unlikely that any steps in the process can be eliminated and it be fair to everyone. I do think that it can be modernized and simplified to speed up the steps and make it more efficient for the workers.

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 and enforcement is what makes regulations work. I do think we have to stop short of making people homeless or destitute because their family farms, homesteads, or cabins were built before we had strict sanitation regulations.

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?** *

Montana has always been a live and let live state. With that in mind you should be able to use your land for whatever legal purposes you desire. Of course those rights end at your property line, so if the actions taken will significantly change the property values, acceptable uses, or access of the nearby property owners, they have a right to input. The County Attorney is usually the person that decides if there is a reasonable legal objection to land use and in my experience they are usually fair to the exact letter of the law.

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?** *

Absolutely. Part of keeping Montana a live and let live environment is preventing discrimination based on things like your partner's gender or your perceived gender. A tenants personal life is no more my business than if they own a gun. Everyone has a right to live the life they want.

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

Jennifer Schultz, 5178 Mallory Ln, Lolo, MT. 59847 (406) 544-1083

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.