

Respondent



11

Anonymous



33:55



Time to complete

## 1. Name &amp; office you are seeking \*

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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Montana communities are experiencing issues with housing. It is important that state law continues to provide the framework and authority for local regulations and review processes. Legislation around streamlining and supporting new housing must be designed in collaboration with local governments to be supported. Zoning decisions need to be made at the local level with public involvement.

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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As a member of the Revenue Interim Committee, we have had many discussions around property taxes. It is my hope that our committee will come together to propose legislation that would provide targeted and cost-effective property tax relief with circuit breakers and deferrals. Circuit breakers would focus on heavily burdened households and is much more cost effective than offering a small amount of relief to all taxpayers. Creating more opportunities for deferrals could address some issues also in particular allowing senior citizens to age in place.

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?** \*

I guess this surprises me, as I have sold and bought many homes, and I always provided a disclosure statement. I would need to understand this more before committing to it. The more I think about this, the more I think the difference is that currently it doesn't have to be "verified". Please let me know your thoughts on this.

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?** \*

While I imagine there are some permitting processes that could be streamlined and some modernizing of the system that would benefit new housing, I would only be able to support legislation with lots of collaboration between stakeholders and understanding of the potential impacts to current water right holders.

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?** \*

Yes, most likely.

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 would need more information and specific examples to answer this question.

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 \*

Dave Strohmaier %Barbara Berens P.O. Box 7542 Missoula, MT 59807 406-298-0985

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.

