

Respondent



8

Anonymous



21:59



Time to complete

1. Name & office you are seeking *

Marilyn Marler, Representative for HD90

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 would, as long as the areas to be streamlined are identified in collaboration with MACO and MLCT. I won't support legislation that is introduced to scapegoat local governments, but if local and state work together to identify bottlenecks in the system, I think a lot of progress can be made. I would like to offer one example; the state law (passed in the late 2010s) that created townhome development exemptions was a great idea but the first time around it created some unforeseen problems. I look forward to working with MOR, MACO, MLCT and MBIA to identify solutions to this very real crisis.

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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For Missoula, it would help if local governments could levy gas tax and other local option tax. Since that is not a current option, and is unlikely to gain support in the near future, I advocate for state government to adequately fund roads and schools in urban areas. We also need Missoulians to better understand the relationship between local bonds (open space, soccer parks, library) on their property tax bill. I don't think everyone understands what a bond levy is. Tax literacy is important.

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 need to learn more about this before deciding. I don't know the pros and cons.

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?** *

I would need to learn more about this before committing support. Another approach would be for the state to help local communities with infrastructure needs like water and sewer connections.

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.

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?** *

This is an ongoing balance for any public official. Zoning, subdivision review, water rights are all good examples of things that have to be balanced. I try to keep an open mind and educate myself every day, and I am willing to talk with people with whom I often disagree. I have a high personal value on civility and practical problem solving.

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. I have a strong voting record to prohibit discrimination based on sexual orientation and/or gender identity.

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

Miranda Ming, mirming@gmail.com, 406-360-2181 (mail comes to Marilyn Marler for HD 90, 1750 S 8th Street West. Missoula, MT 59801

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.

