

Respondent



10

Anonymous



27:50



Time to complete

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

Brad Tschida - Sen. Dist. 49

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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The regulations in Montana vary from community to community, which is fine until a community like Missoula makes it an almost intolerable process to get a permit. Why should the 11th iteration of a subdivision that is already platted take 18 months to be approved? Also, why does the city require an engineer to approve numerous site requirements that only add costs to projects without adding any real value? Issues such as these need some intervention and if Missoula City and County won't take the appropriate steps, perhaps some outside intervention may be required.

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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Getting back to two main objectives: The first is to use state lands to pay for schools by expanding the extraction of minerals and timber. The second is to get cities and counties to concentrate on their defined constitutional requirements and to get out of growing government. The County tax revenue has grown from \$24 million in 2001 to about \$67 million in 2020. That is in excess of the rate of growth of population and inflation. Common sense needs to be brought to local governance or outside input may need to be exercised.

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?** \*

Absolutely. However, doesn't an Owner's Property Disclosure require the disclosure of any material issues associated with a property. What additional information are you hoping to have disclosed?

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?** \*

Certainly. Certain State / County / City entities seem to focus on being obstacles and impediments rather than customer service and what they can do to assist business and residential entities.

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?** \*

Absolutely. Why should a homeowner who exercises restricted water use be penalized? For example, if a home with 5 bathrooms restricts use of water in their toilets to ne flush per

day, but a home with 2 bathrooms has an obsessive/compulsive desire to flush each toilet every hour, who has more impact on the aquifer.

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?** \*

The principal responsibility of any governmental entity is to preserve and protect the fundamental, God-given rights and freedoms of every individual. Private property rights are sacrosanct and must be protected. The State and localities need to remain neutral in such matters UNLESS one citizen impedes on the rights of another private citizen. Without more specifics, it's difficult to be more specific in my answer.

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?** \*

As long as the language of the NAR does not intentionally or inadvertently create a special class of protected citizen, discrimination against anyone should be prohibited.

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

John Palmer. Helena, MT

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.

