

Moving Day, Monterey County General Plan Update and the Salinas Business License Tax

Friday was moving day for the Stone family. I know there are many out there who can relate to the grimace on my face when I simply state those formidable words. Fortunately, most of the hard work, as I interpret it, is done and the challenge now lies in the unpacking our accumulation of "stuff". As we inch our way towards normalcy in our new residence, the concept of setting down roots in Monterey County elicits a sense of excitement for all of the Stone clan. With that said, here is a bit of an update on the county for the week...

The Monterey County General Plan update, currently in its fifth iteration will likely come before the Monterey County Board of Supervisors sometime in December for consideration. Delays in this process are common, though from my experience, ten years to adopt a general plan is something quite new to me. Understandably, this region of the state is unique. Monterey County is a worldwide destination for travelers. Its beauty is commonly recorded in publications and media. It truly is no wonder why the inhabitants of such a place would care so deeply about the long-term growth-guiding legislation it adopts. Unfortunately, no matter which side you're on, compromise is needed to achieve consensus. Vetting out the troublesome polices, and coming to some middle ground on the controversial ones will be the only way this document can ever gain approval.

With the EIR expected ready for public comment on August 15 (which allows 45 days for comments to come in), ratification of the controversial document by the Board of Supervisors before the end of the year could prove to be a challenge - a challenge that many are ready to take on given the duration of this process. The question that many of us will ask is whether or not the inclusion of "troubling" language will outweigh the desire to approve the document by years' end.

Moving on...The Salinas Business License Tax has just taken a challenging "bureaucratic" turn. City staff has elected to interpret language within the Business License Tax Ordinance to read that both Real Estate Brokers and Agents hold business licenses under the "professional" category. What this means to you: The July 1, 2008 Business License renewals being mailed the week of June 16, 2008 will require all "professionals", Real Estate Brokers and Agents, pay an annual business license tax of \$200.00

Discussions are ongoing in this matter with further negotiations underway. We certainly have not given up and if anything, have only just begun. I will be addressing this issue again in next Friday's Stone Report with possible options and strategies that may be used by our members. Please feel free to contact me with any questions or concerns you may have relating to this issue. Your input is

greatly appreciated.

Until then, I'll be unpacking...

Kevin Stone
Government & Community Affairs Director

Proposition 90 Feasibility Study & Survey

MCAR has begun preliminary discussions to address the feasibility of possibly reimplementing the Proposition 90 Property Tax Transfer Program in Monterey County. In so doing, we are asking our members to assist us in this endeavor of due diligence by participating in a brief survey to track current "potential" PROP 90 buyers.

For those of you unfamiliar with how a PROP 90 program works, the concept is actually quite simple. PROP 90 allows counties to accept transfers of the assessed values for moves from other counties when a primary residence is replaced with a less expensive home. If you are over 55 and move into a county which accepts PROP 90, you may take your old, lower assessed value, regardless of which county you are moving from. For example, using PROP 90, you can sell your \$400,000 home in Roseville [assessed value \$80,000] and move to a new \$300,000 home in San Mateo; the new San Mateo assessed value will be \$80,000. For additional information on specific requirements and conditions of the PROP 90 program, please click [here](#).

If you are ready to participate in the survey, please click [here](#). **Thursday, June 19** will be the survey cutoff date. The results will be shared upon completion of the survey and analysis of the data. Again, thank you for taking the time to assist us in this process.

Big Win for REALTORS® on Point-of-Sale Bill

Thank You to the Thousands of REALTORS®
Who Contacted their Legislators to Oppose this bill!

C.A.R. initially OPPOSED AB 2678 (Núñez) because it effectively would have required, among other things, that ALL homes and commercial property in California have an energy audit at point-of-sale, and that mandatory energy efficiency investments be made. While C.A.R. appreciates the goal of energy conservation, C.A.R. strongly opposes point-of-sale requirements because they are ineffective and because such mandates will weaken the housing market. If

enacted as introduced AB 2678 could have added even tens of thousands of dollars to the cost of purchasing a home.

After thousands of REALTORS® called their legislators in opposition to the bill and thousands more lobbied against the bill in person last week at Legislative Day, the bill's author amended AB 2678 to remove the point-of-sale requirement. The bill was further amended at C.A.R.'s request, to ensure that energy audits or improvements are not required as a condition of sale. With these changes, C.A.R. SUPPORTS AB 2678.

This is a BIG WIN for REALTORS® and their clients. Thank you for helping make this Red Alert a big success