



REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.

The Western New England Center for Real Estate Services

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PIONEER VALLEY LEGISLATIVE TOWN MONITOR PROGRAM



Summary

The Legislative Town Monitor Program is comprised of individual members who serve as watchdogs to keep abreast of local issues impacting real estate and private property rights within the community in which they live. The program is overseen by the Government Affairs Committee.

The goal is to have a town monitor (member) in each of the 68 communities within the RAPV jurisdiction. One monitor may elect to serve for more than one community. This is especially true for smaller towns. Larger communities may have more than one monitor – Springfield, for example.

Objective

- To increase member involvement in association government affairs programs
- To build relationships between members and local municipal leaders
- To develop an early tracking system to identify and address issues of concern
- To consider a course of action in response to an issue
- To position Realtors® as having an impact on local decisions effecting real estate and private property rights, and be seen as such by the community
- To place the Realtor® in the forefront as a defender of private property rights, and the point person when issues arise
- To develop Association leadership

The Town Monitor is asked to

1. Read their local newspaper, either in print or online, and stay informed of municipal news affecting real estate.
2. Review meeting agendas; city council, select board, planning board, zoning board, and conservation commission. These are usually printed in the local paper, or

- may be found on the town's website. Also, if you contact the town you may be able to be placed on their mailing list to receive agendas via snail mail or email.
3. Create a key word Google Alert system.
 4. Review the town web site for additional information.
 5. Explain the program at an office meeting. Introduce yourself as a RAPV Legislative Town Monitor. Encourage agents to contact you if an issue surfaces in their community.
 6. Attend two meetings a year of the Legislative Town Monitors.
 7. Prepare an annual report.
 8. When an issue arises that could potentially affect Realtors®, and private property rights, the Monitor will alert local and state Association staff:

Contact

Ben Scranton, RAPV Chief Executive Officer, 413-785-1328, ben@rapv.com
Ashley Stolba, MAR Associate Legal Counsel, 781-839-5524, ashley@marealtor.com

The Process

Staff will review the information with the Government Affairs Committee chairman, local and state leadership and, if time allows, the full committee either at a meeting or via email. The recommendation will be sent to the RAPV Board of Directors.

Course of Action

- Association action will be determined by the RAPV Board of Directors and the MAR Public Policy Statement.
- Action could include several options; from **no action, support material sent to municipal leaders, to testimony presented at a town meeting.**
- The Town Monitor is not expected to develop talking points or present testimony at a town meeting, but may do so if willing. The most effective presentation before a town committee however, is always a town resident. Talking points will be developed by the MAR and RAPV Association staff, with member input.

Mission

To champion private property rights and advocate for our members.

Organized in 1915, the Realtor® Association of Pioneer Valley (RAPV) is a professional trade organization with more than 1,600 members in the Pioneer Valley of western Massachusetts. RAPV is one of 1,500 local boards comprising the National Association of Realtors®. RAPV covers 68 cities and towns in 3 counties. The term, Realtor® is a registered trademark for use exclusively by members of the National Association of Realtors® whose members subscribe to a strict Code of Ethics.