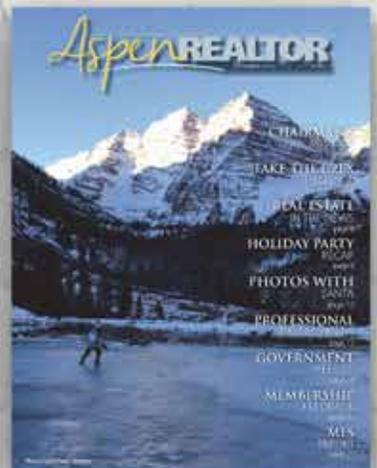
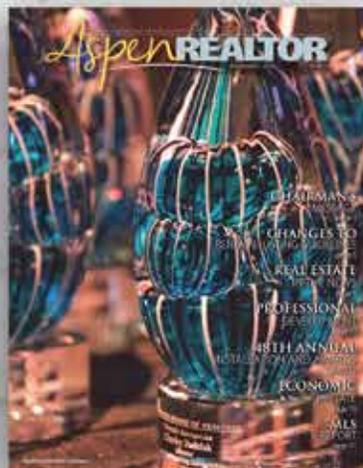
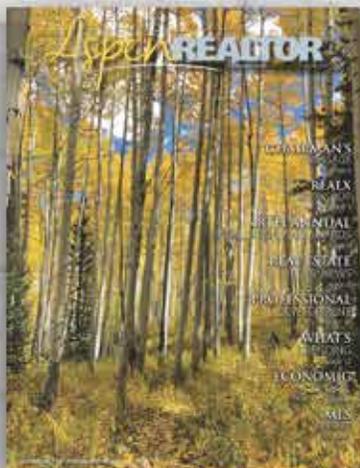
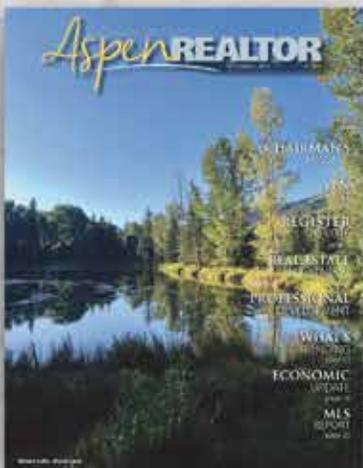
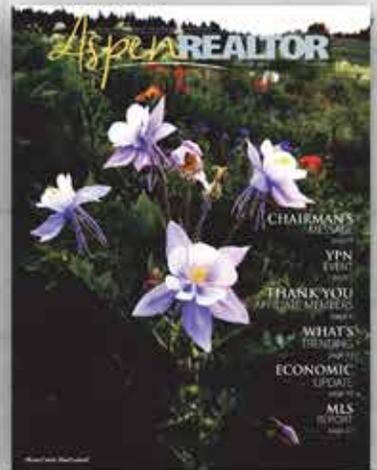
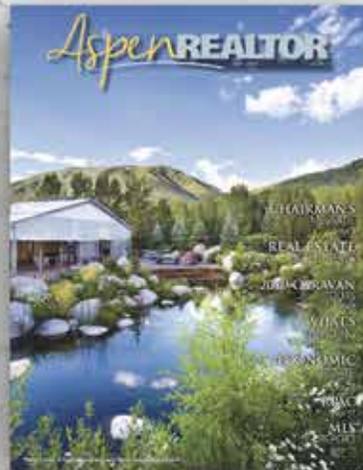
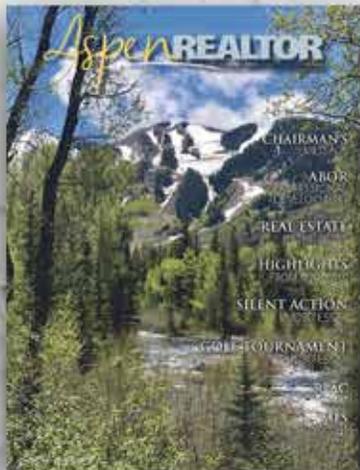
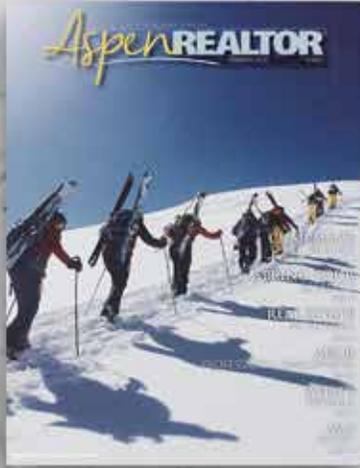
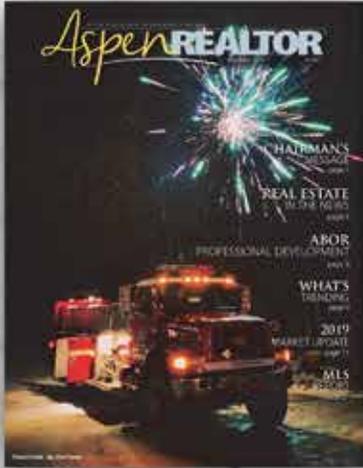


OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

JANUARY 2019

V6 N01





ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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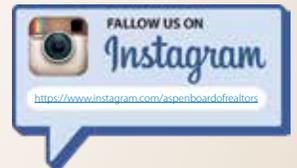
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MISSION: As the Voice for Real Estate in the Roaring Fork Valley, the Aspen Board of REALTORS® is a trade Association that provides professional support to its members and is collectively committed to advocating for property rights and thriving communities.

aspenglenwoodmls.com

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Karen
Peirson
2020 Chair



Dear Members,

I hope that 2020 is off to a great start for each of you.

The Colorado Legislature has announced 2020 Bills and the Colorado Association of REALTORS® Legislative Committee has identified the homeowner, consumer and real estate related bills that they plan to support and/or oppose.

Bills being supported in the 2020 Legislative session are:

HB20-1004 Assistance Landowner Wildfire Mitigation – Support

HB20-1057 Modify Wildfire Risk Mitigation Grant Program – Support

HB20-018 Homeless Outreach Programs to Reduce Wildfire Risk – Support

SB20-096 Remote Notaries Protect Privacy – Support

The bills being opposed are:

SB20-109 Short-term Rentals Property Tax – Oppose

This bill will have a big impact in our area as it changes the definition of a residential improvement property tax classification from residential to commercial property when a building, or portion of a building, designed for use predominantly as a place of residency by a person, a family, or families, but that is leased or available to be leased for short-term stays during the property tax year. This bill, if passed, would change the property taxes from 7.1% to 29% for those that rent out their property as an investment.

Rationale: Classifying a short-term rental unit as a nonresidential property fundamentally interferes with a private property right of a homeowner and excessive regulation could be considered a taking of property under the U.S. Constitution. This type of statewide policy change also creates an obstacle for mountain communities that rely on revenue from tourism, homeowners that rent out their house because they move for a military transfer, or simply have a second vacation home or primary dwelling that they use as income to pay their mortgage.

HB20-1141 Fees Charged to Tenants by Landlords - Oppose

If you would like to see more definitions of the bills and the rationale for the positions that have been taken, please click on the link. [See details on all bills here.](#)

Four representatives from ABOR will be representing Aspen REALTORS® at the upcoming REALTOR® Day at the Capitol scheduled for 2/13 & 14. Many of these bills will be discussed and we will receive updates from our Statewide representatives. If you have interest in attending REALTOR® Day at the Capitol, and participating in this important advocacy arm of the organization, please click on the registration link for details [Click here to learn more and register for REALTOR Day at the Capitol!](#)

These are practical examples of what the Realtor Political Action Committee (RPAC) advocates for homeowners and Realtors.

[CLICK HERE TO CONTRIBUTE TO REALTORS POLITICAL ACTION COMMITTEE](#)

We appreciate your membership and hope to see you at the Annual Membership Marketing Update Luncheon on 2/20/2020.

Sincerely, Karen

CALENDAR OF EVENTS



INSIDE THIS ISSUE

- 3** CHAIRWOMAN'S MESSAGE
- 5** ANNUAL MARKET UPDATE LUNCHEON
- 6** REAL ESTATE IN THE NEWS
- 8** FAIR HOUSING ACTION PLAN
- 10-11** WHAT'S TRENDING
- 12-13** PROFESSIONAL DEVELOPMENT CALENDAR
- 14** ECONOMIC UPDATE
- 15** MEMBERSHIP REPORT
- 16** GOVERNMENT AFFAIRS

FEBRUARY

- 4** **New Member Orientation** at ABOR
- 11** **2020 CREC Annual Commission Update**
Instructor – John Wendt at Limelight Hotel – Aspen
8:30 AM to 12:30 PM
- 11** **Code of Ethics for REALTORS®**
Instructor – John Wendt at Limelight Hotel – Aspen 1:00 PM to 4:00 PM
- 13-14** **REALTOR® Day at Capitol & Economic Summit**
- 20** **Annual Market Update Luncheon at the St. Regis**
12:00 PM to 3:00 PM -Featuring Lawrence Yun & Randy Gold
- 25** **Scholarship Application Reading Meeting**

MARCH

- 4** **Board of Directors Meeting**
- 6** **MLS Shareholders Meeting**
- 13-16** **AEI Conference** – San Diego



YOU ARE MAKING A DIFFERENCE

As a member of the ASPEN BOARD OF REALTORS® you are helping the community and supporting the following causes.

APRIL

- 1** **Spring Tour - Submission Opens**
- 8** **Spring Tour - Submission Closes**
- 16** **CREC Annual Commission Update**
Instructor – Bob Howe at Mountain Chalet – 8:30AM – 12:30 PM
- 17** **Spring Tour – 1st Draft to Members**
- 21** **Water Law Basic**
Instructor – Paul Noto at Limelight Hotel – Aspen – 9:00AM – 11:00 AM
- 21-23** **CAR Spring Summit**
- 22** **Spring Tour – Adds / Cancels Due by Noon**
- 24** **Spring Tour – Final Draft to Members**
- 29** **Spring Tour– Day 1**

MAY

- 1** **Spring Tour – Day 2**
- 4** **Spring Tour – Day 3**
- 6** **Board of Directors Meeting**
- 7** **MLS Shareholders Meeting**
- 8** **Spring Tour – Day 4**
- 11** **Spring Tour – Day 5**
- 11-16** **NAR D.C. Legislative Meetings**
- 13** **Spring Tour – Day 6**
- 19** **New Member Orientation**
- 20** **Code of Ethics for REALTORS®**
Instructor – Adrian Rippey – Sheehy at ABOR – 8:30 AM – 11:30 AM
- 25** **ABOR Closed for Memorial Day**

SUPPORT THOSE WHO SUPPORT YOU!

This edition of the Aspen REALTOR® is made possible by the following businesses:

- 1stBank Roaring Fork Valley page 7
- Colorado Construction Advocates page 9
- Academy Mortgage Corporation page 11





ASPEN BOARD OF REALTORS®

Annual Market Update Luncheon

Thursday, February 20th

Trade Show 11 am

Registration 11:30 am

(registration powered by YPN Aspen)

Luncheon 12 pm

St. Regis Hotel, Aspen

featuring



Lawrence Yun

Chief Economist & Senior
Vice President of Research
for NAR



Randy Gold

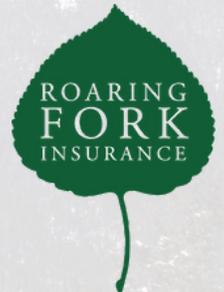
Appraiser & Consultant
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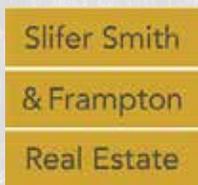
[click here to register](#)

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valet parking available at St. Regis for \$15

News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

Aspen

Aspenites Happy with Life, but Not Economics

The citizens of Aspen are highly satisfied with their quality of life but think the city should do more to provide affordable housing and retail options, according to the annual citizen survey, the Aspen Daily News reported...[MORE](#)

Phillip Supino Named New CommDev Director

Phillip Supino is the new community development director for the city of Aspen, the Aspen Daily News reported...[MORE](#)

Development Thwarted by Homeowners

To avoid a years long legal battle with Aspen homeowners over the development of an awkward piece of property near the Oklahoma Flats Trail, the city of Aspen will pay land owner Peter Fornell \$150,000, the Aspen Times reported...[MORE](#)

Snow Lodge Opens at the Base of Aspen Mountain

The latest tenant of a high-profile location at the base of Aspen Mountain will have a focus on music, food, fashion and art, the Aspen Times reported...[MORE](#)

Snowmass

Labor Day Festival Acts Announced

The legendary Stevie Nicks, country star Eric Church, rock group Kings of Leon and singer-songwriter Maren Morris will headline Jazz Aspen Snowmass' 2020 Labor Day Experience, the Aspen Daily News reported...[MORE](#)

Snowmass Opens First Pot Shop

Snowmass Village's first retail marijuana dispensary, High Q, opened its doors to the public in December, the Aspen Times reported...[MORE](#)

Basalt

Town Unveils New Logo

The Basalt Chamber of Commerce unveiled a new logo that has two lines that flow together and intersect with the words "Basalt" and "Where Life Flows" above them, the Roaring Fork Weekly Journal reported...[MORE](#)

Basalt Looks at Growth Opportunities

Officials are thinking about how to plan long-term growth for a town that has 1,745 residential units within its boundaries, according to the Aspen Times...[MORE](#)

Carbondale

Plans Approved for Intersection

The last undeveloped lot at the intersection of Main Street and Highway 133 is under new ownership with a new development in mind, the Sopris Sun reported...[MORE](#)

Downtown Restaurants Shift Visions

Eclectic locavore lunch spot The Beat will shift to a dinner-only restaurant for the winter, serving dinner and drinks from 5-9 p.m. Tuesday through Sunday...[MORE](#)

Glenwood Springs

Glenwood Wants Hikers to Visit Downtown

Between May 1 and Oct. 31, 2019, over 75,000 people hiked to Hanging Lake, the Aspen Times reported...[MORE](#)

Hospitality Edging Out Retail in Sales Tax

Restaurants and bars in Glenwood Springs are on the verge of overtaking the retail category that includes big-box stores as the biggest sales tax generator in the city, the Glenwood Springs Post Independent reported...[MORE](#)

Pitkin County

Daily Visitors to Maroon Bells Sets Record

Almost 120,000 visitors rode the Roaring Fork Transit Authority's Maroon Bells shuttle last summer and fall, the Aspen Daily News reported...[MORE](#)

County Approves 12 Weeks of Family Leave

A majority of commissioners decided to give new mothers and fathers 12 weeks of paid leave from their jobs, at full pay, to care for their infants, the Aspen Daily News reported...[MORE](#)

More Open Space Acquired on Back of Aspen Mountain

A little-visited open space park on the backside of Aspen Mountain will get a big boost after Pitkin County's approval to purchase a nearby mining claim, the Aspen Times reported...[MORE](#)

Airport Renovation Eases Congestion

The Aspen airport has completed a \$2 million project that significantly expands the space for passengers waiting to fly out, the Aspen Times reported...[MORE](#)

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#FairHousingMakesUSStronger: Fair Housing Action Plan Announced

JANUARY 9, 2020 REALTOR PARTY NEWS

January 2020

Yesterday, we, along with other members of NAR's Leadership Team, met with the U.S. Department of Housing and Urban Development Secretary Ben Carson, HUD's Assistant Secretary of Fair Housing Anna Maria Farias, HUD General Counsel Paul Compton, and FHA Commissioner Brian Montgomery and other senior officials to discuss [fair housing](#) just hours after unanimously passing a new plan to tackle the issue.

The meeting allowed us to reiterate our commitment to partnering with HUD to advance fair housing protections, and we agreed to work jointly on public service announcements and other proactive initiatives to communicate the importance of housing access for all Americans.

We have been active in our pursuit of innovative new policies and partnerships that will help us preserve the fundamental right of housing in America. While we have long been a champion of the Fair Housing Act, recent incidents have underscored the progress our nation must still make. That's why we are proud to announce that [the Leadership Team has unanimously voted today to approve an action](#) that will directly ramp up and reinvigorate NAR's fair housing commitment, which we encourage you to read.

The new NAR initiative, abbreviated 'ACT,' will emphasize Accountability, Culture Change and Training in order to ensure REALTORS® are doing everything possible to protect housing rights in America. Specifically, we will take new actions to ensure members uphold the fair housing standards incorporated in NAR's Code of Ethics; begin integrating fair housing into all conferences and engagements; and form partnerships with fair housing advocates to pursue shared goals around accountability and training, among countless other initiatives.

Our Code of Ethics and its adherence to fair housing are the cornerstones of our commitment as REALTORS®. With this new plan, we will see more robust education focusing on core fair housing criteria, unconscious bias, and how the

actions of our members impact communities. A partnership with government officials and fair housing advocates will allow us to further promote equality as we continue to work to diversify our industry.



The 2020 NAR Leadership Team with HUD Secretary Ben Carson



NAR leads meeting with HUD officials to discuss Fair Housing Action Plan



NEW

CODE OF ETHICS

CODE OF ETHICS REQUIREMENT

NAR's Board of Directors approved a change to the Code of Ethics training requirement.

The new Code of Ethics requirement is **now every three years**.

The current cycle is January 1, 2019 to December 31, 2021.

REALTORS® are required to complete ethics training of not less than 2 hours, 30 minutes of instructional time within the current three year cycle.

Training may be completed through local REALTOR® associations or through another method, such as home study, correspondence, classroom courses, or online courses. [Read the consequences](#) for failing to complete Code of Ethics training.



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Board of Directors Annual Retreat



Adorna Carroll led ABOR Directors through a leadership training session on Governance, Best Leadership Practices and a Q&A on the Danger Report.

Scholarship Foundation

The Scholarship Foundation Committee held its annual meeting and approved awarding the 2020 scholarship recipients \$45,000.



What Keeps Brokers Up at Night



Adorna Carroll surprised and delighted the members of ABOR by doing a “pop up course” while visiting Aspen for the annual Board of Directors Retreat.



Remodel

The ABOR office got a great facelift over the holidays. Come by and say hi and see our new floors and walls!



RYAN BECKMAN

Sales Manager/Loan officer | NMLS #368681

ryan.beckman@academymortgage.com

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- ✔ Co-Branded My Mortgage App
- ✔ Personalized Co-Branded Marketing Materials



2020 PROFESSIONAL DEVELOPMENT CALENDAR



CREC Annual Commission Update with John Wendt

February 11 | 8:30am to 12:30pm
4 CE credits | \$55
Limelight Hotel, Aspen

[click here to register](#)



Code of Ethics with John Wendt

February 11 | 1pm to 4pm
3 CE credits | \$55
Limelight Hotel, Aspen

[click here to register](#)



CREC Annual Commission Update with Bob Howe

April 16 | 8:30am to 12:30pm
4 CE credits | \$55
Mountain Chalet, Aspen

[click here to register](#)



Water Law Basics with Paul Noto

April 21 | 9am to 11am
2 CE credits | \$20
Limelight Hotel, Aspen

[click here to register](#)



Code of Ethics with Adrian Rippy Sheehy

May 20 | 8:30am to 11:30am
3 CE credits | \$40
ABOR Office

[click here to register](#)



Top Ten Legal Things for Brokers with Scott Peterson & Damian Cox

June 25 | 1pm to 3pm
2 CE credits | \$50
Limelight Hotel, Aspen

[click here to register](#)



CREC Annual Commission Update with John Wendt

September 22 | 8:30am to 12:30pm
4 CE credits | \$55
Mountain Chalet, Aspen

[click here to register](#)



Code of Ethics with John Wendt

September 22 | 1pm to 4pm
3 CE credits | \$55
Mountain Chalet, Aspen

[click here to register](#)



Code of Ethics with Adrian Rippy Sheehy

November 4 | 8:30am to 11:30am
3 CE credits | \$40
ABOR Office

[click here to register](#)



CREC Annual Commission Update with Bob Howe

November 17 | 8:30am to 12:30pm
4 CE credits | \$55
Mountain Chalet, Aspen

[click here to register](#)



CREC Annual Commission Update with John Wendt

December 15 | 8:30am to 12:30pm
4 CE credits | \$55
Limelight Hotel, Aspen

[click here to register](#)



Code of Ethics with John Wendt

December 15 | 1pm to 4pm
3 CE credits | \$55
Limelight Hotel, Aspen

[click here to register](#)



UPCOMING PROFESSIONAL DEVELOPMENT COURSES



CREC Annual Commission Update with John Wendt

February 11
8:30am to 12:30pm
4 CE credits | \$55
Limelight Hotel, Aspen

[more info. & registration](#)

Code of Ethics with John Wendt

February 11
1pm to 4pm
3 CE credits | \$55
Limelight Hotel, Aspen

[more info. & registration](#)

Click [HERE](#) to view entire
2020 calendar of courses offered



**The most well attended
ABOR event**

**Sponsorship opportunities
still available for
2020 Market Update
Luncheon**

[Details](#)

Elliot
Eisenberg,
Ph.D.,

GraphsandLaughs, LLC



ECONOMIC UPDATE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Advanced Age

In 1981, the median age of the US homebuyer was 31. By 1989, it had drifted up to 34, and just after the relatively mild 1990 recession, it shot up to 42. By 1997, it bottomed at 35 and since then has almost steadily risen. By 2000 it was 39, by 2006 it was 41, in 2013 it rose to 42, by 2015 it was 44 and now it's 47!

Hot House

December existing home sales jumped 10.8% to a seasonally adjusted annual rate of 5.54 million, best since 2/18. That pushed up existing home sales in CY2019 to 5.344 million, up exactly 1,000 units compared to CY2018! Sales should rise only slightly in 2020. New construction will rise some, but existing sales are increasingly hamstrung by rising prices and inventory of just 1.4 million, the lowest level since at least 1982.

Pour Prohibition - The Friday File: The 18th Amendment to the Constitution was ratified on 1/17/1919 and went into effect a year later; 100 years ago today! Massachusetts was the first state to pass a temperance law in 1838, and in 1846 Maine was the first to prohibit alcohol sales. Prohibition turned crime into organized crime and created cocktail culture as moonshine was generally foul. US alcoholic beverage sales currently total \$250 billion/year.

Deteriorating Deficit

The CY2019 deficit is \$1.02 trillion and Y-o-Y it grew 17.1%. While that's down from a 28.2% rise in 2018, it's no reason to celebrate. In 2018, tax cuts dramatically reduced revenues. In 2019, revenues rose 5%, but expenditures rose by a still larger 7.5%. The deficit is now an uncomfortable 4.7% of GDP, and rising, up from an already large 4.2% in 2018. Traditionally, deficits always shrank in recoveries.

Bad Boeing

Boeing recently announced it was reducing to zero planes/month, from 42 planes/month, production of the 737 MAX which was already down from 52 planes/month following a second crash and the subsequent grounding of the plane in 4/19. Halting production will dramatically reduce industrial production, and if it lasts for all 20Q1, will reduce GDP by at least a quarter percentage point. The drag will reverse once production and shipping resumes.

Fed Forecasts

A year ago, six Fed members saw short-term rates ending 2019 up by three-quarters of a point, 5 members saw them rising by half a point, 4 members by a quarter-point, and two members saw no change. In the end, the Fed lowered rates by three-quarters of a point. For what it's worth, 13 Fed members see no rate change in 2020, while four see rates rising by a quarter-point.

Pathetic Pay

While unemployment is at a 50-year low at 3.5%, wage growth is relatively weak, and at 3% has declined over the past year. This is partly because job growth in manufacturing has stopped and partly because those reentering the job market have very limited skills. However, the major reason is the percentage of new jobs paying above the average weekly wage is just 44%, down from 49% in 1990.

Gracious Grazie

I wish to take this opportunity to thank you all for your ongoing interest in my daily economics blog. You all enrich my life in many ways and I am deeply appreciative. I wish you and yours the best year ever in annualized, seasonally risk-adjusted terms. May it be a year of full employment, large wage gains, outstanding forecasts (tell me about it), health, happiness, sleep, joy, love and laughter!

Elliot Eisenberg, Ph.D. is President of GraphsandLaughs, LLC and can be reached at Elliot@graphsandlaughs.net. His daily 70-word economics and policy blog can be seen at www.econ70.com.



January 2020

New REALTOR® Members

- Taylor Burstyn** – SV Real Estate
- Agi Petroczyk** - ASSIR
- Rachel Cossman** – Engel & Volkers

New Offices

- LaMar & Co. (Reinstated)**
- Joan Keefe Broker**

New Secondary Members

- Brent Rimel** – Slifer Smith & Frampton

Company Changes

- Ivan Skoric** – SV Real Estate
- Steve LaMar** – LaMar & Co.
- Bryan Semel** – CBRE, Inc.
- Chris Flynn** – The Agency
- Michael Krentz** – The Agency
- Joan Keefe** – Joan Keefe Broker
- Jennifer Irwin** – ASSIR
- Robin Gorog** – RE/MAX Signature

Membership Stats

Thank you for your business!

- REALTOR® Members - 696**
- Primary - 654**
- Secondary - 46**
- Non-Members - 2**
- Affiliates - 43**



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

WELCOME

Nick
Bokone
ABOR
Governmental
Affairs Director



ABOR HEADLINES

Government Affairs



Basalt Municipal Election in April Begins to Shape Up

Two potential candidates for Mayor in Basalt have picked up their nomination packets and have begun the process of getting on the ballot.

Bill Kane, a former Basalt town manager, announced Dec. 6 he would seek the seat. Bill Infante, who has been a Town Council member since April 2018, also picked up a petition and reversed his direction from earlier this fall. Infante said Tuesday that the current council has made good progress on issues and has developed a strong strategic plan. He came to realize since Nov. 15 that he wants to plan a key role in implementing that vision.

Current Mayor Jacquie Whitsitt cannot seek re-election due to term limits. She is completing a second four-year term.

Two potential candidates have also picked up petitions for the race for three council seats. Incumbent Jennifer Riffle picked up a petition for a possible re-election bid. Tiffany Haddad also picked up a petition.

The town election April 7 is for three council seats and the mayor's position. Incumbent Councilman Auden Schendler said he will not seek another term. Incumbent Councilwoman Katie Schwoerer hasn't announced her intention. The council election is at-large, so all candidates run in one race and the top three vote getters will take seats.

Gavel Drops on 2020 Colorado Legislative Session

The Colorado General Assembly began in early January in Denver, and state lawmakers have a busy agenda planned for the session, scheduled to last through mid-May.

Leadership in both the Democratic-controlled House and Senate have said that more issues surrounding health care and the cost of living in the state are a top priority, as well as things like a possible death penalty repeal, transportation and transit issues and paid family leave – they hoped to shore up over the next 120 days.

What is expected to be one of the most hotly-contested measures this session is a public health insurance option measure the Polis administration has discussed since last year. Washington is the only other state that has passed a public option measure but the national discussion surrounding health insurance options has already brought out-of-state money into Colorado to fight against the idea of one.

REALTOR® Day at the Capitol Set for Mid-February

Whether you're a seasoned veteran to REALTOR® Day at the Capitol & Economic Summit or a potential first-time attendee, this is an opportunity you don't want to miss! During this two-day event, you'll receive high-level briefings on issues that affect you while advocating on behalf of the real estate industry and your clients.

Thursday, Feb. 13, 2019

Network and build personal relationships with your elected representatives. You'll also attend an exclusive luncheon featuring J.J. Ament, CEO of the Metro Denver Economic Development Corporation, and Patty Silverstein, President & Chief Economist of Development Research Partners.

Friday, Feb. 14, 2019

A panel of experts will discuss the challenges of affordable housing in Colorado and how REALTORS® can play an active role in solving this crisis. Panelists include Alison George, Housing Director, Colorado Department of Local Affairs-Division of Housing; Karen Kallenberg, Executive Director, Habitat for Humanity of Colorado; Ted Leighty, CEO, Colorado Association of Home Builders; and Elizabeth Peetz, Vice President of Government Affairs, Colorado Association of REALTORS®

Panelists will discuss hot topics such as:

- potential legislation that affects homeownership
- how regulations affect the construction cost of new homes
- economic/affordability stats
- implications of growth limits

When: Thursday, Feb. 13-14, 2019

Where: Sheraton Denver Downtown, 1550 Court Pl, Denver and First Baptist Church, 1373 Grant St, Denver

Cost: \$105 per person/includes both days

How to Register: https://www.coloradorealtors.com/economic-summit-realtor-day-at-the-capitol/?_zs=jurnX&_zl=XCXt1

NAR Approves Sweeping New Nationwide Fair Housing Plan

Expect the National Association of REALTORS® to have a louder voice on fair housing issues this year. NAR approved a new fair housing action plan on Wednesday that focuses on greater accountability and training for agents.

After passing the new plan, NAR leaders met with Housing and Urban Development Secretary Ben Carson and other senior department officials to develop a plan to further advance fair housing protections. NAR and HUD agreed to work jointly on public service announcements and other proactive initiatives to communicate the importance of fair housing access to the public.



NAR's new initiative—abbreviated "ACT" to emphasize accountability, culture change, and training—seeks to ensure that the nation's 1.4 million REALTORS® are working to protect the housing rights of consumers. Among its new efforts, NAR vowed a commitment to integrating fair housing into all of its conferences and events and to form partnerships with fair housing advocates to pursue shared goals around accountability and training.

"NAR's Code of Ethics and its adherence to fair housing are the cornerstone of our commitment as REALTORS®," says NAR CEO Bob Goldberg. "With this new plan, we will see more robust education focusing on core fair housing criteria, unconscious bias, and how the actions of REALTORS® impact communities. A partnership with government officials and fair housing advocates will allow us to further promote equality as we continue to work to diversify our industry."

Just hours before the meeting with HUD, NAR's leadership unanimously voted to approve ACT. "NAR has been active in our pursuit of innovative new policies and partnerships that will help us preserve the fundamental right of housing in America," says NAR President Vince Malta, who also met with HUD officials on Wednesday. "While we have long been a champion of the Fair Housing Act, recent incidents have underscored the progress our nation must still make."

NAR's new ACT plan features some of the following commitments to fair housing:

- Work closely with state association executives to ensure that state licensing laws include effective fair housing training requirements and hold real estate professionals accountable for their fair housing obligations.
- Launch a public service announcement campaign that reaffirms NAR's commitment to fair housing and how consumers can report problems.
- Integrate fair housing into all REALTOR® conferences and engagements (to include a fair housing theme throughout the May Midyear Meeting).
- Explore the creation of a voluntary self-testing program in partnership with a fair housing organization as a resource for brokers and others who want confidential reports on agent practices so they can address problems.
- Create more robust fair housing education, including unconscious-bias training and education on how the actions of REALTORS® shape communities.
- Conduct a national study to determine what factors motivate discrimination in sales markets.
- Profile leaders who exemplify the best fair housing practices and workplace diversity.
- Develop materials to help REALTORS® provide consumers with information on schools that avoids fair housing pitfalls.

PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.
WE NEED YOUR SUPPORT!

REGISTER TODAY! REALTOR® DAY AT THE CAPITOL: FEBRUARY 13TH

Don't miss your chance to see our state legislature in action! This is a great opportunity for you to learn about and discuss important policy issues affecting the real estate industry this upcoming year, as well as hear from and network with your legislators. The REALTOR® Day at the Capitol luncheon will feature JJ Ament, the Chief Executive Officer of the Metro Denver Economic Development Corporation and Patti Silverstein, Chief Economist at Research Partners. [Click here to learn more and register!](#)



Becky
Dombrowski
ABOR
MLS Board of
Directors



UPDATE: MLS Clear Cooperation Policy MLS Policy Statement 8.0

You may have heard, there are changes to the rules and regulations in regard to the MLS. How does this affect me and what should I be aware of?

The National Association of Realtors governs the MLS and as a member of NAR and the MLS the members are required to follow the rules and regulations implemented in order to reap the benefits. The rules and regulations are established looking at what is best for the overall member and the consumer. The MLS establishes equal cooperation and compensation to the participating brokers allowing us as professionals to have the information, data and shared cooperation to best serve our customers. When there is deviation from all properties and information being available within the MLS for broker cooperation, it impacts our ability to deliver the best service and information to our customers. Therefore, it is imperative that all members understand the benefit of the changes in the rules and regulations.

The Aspen/ Glenwood MLS will be establishing the rules, violations, fines and necessary information to be put in place to comply with the NAR MLS Policy Statement 8.0. You will be receiving information over the next several months as this is discussed and made effective.

Below are some FAQ's from the NAR:

Why was this policy approved?

Brokers and MLSs from across the country asked NAR to consider policy that will reinforce the consumer benefits of cooperation. The MLS creates an efficient marketplace and reinforces the pro-competitive, pro-consumer benefits that REALTORS® have long sought to support. After months of discussion and consideration within NAR's MLS Technology and Emerging Issues Advisory Board, this proposal was brought forth for the industry to discuss and consider, then approved by NAR's Board of Directors.

What is the timeline for this Policy?

The policy is currently effective as of January 1, 2020 with local implementation required by no later than 5/1/2020

Do ALL REALTOR® Association MLSs have to adopt the MLS Clear Cooperation Policy?

Yes. By establishing a national policy, it is mandatory that all REALTOR® Association MLSs adopt the policy and have the same consistent standard.

Can a seller or the listing broker "opt out" of the policy's obligations?

No. The new policy does not include an "opt out." Any listing that is "publicly marketed" must be filed with the service and provided to other MLS Participants for cooperation within (1) one business day.

Does Policy Statement 8.0 prohibit office exclusives?

No. "Office exclusive" listings are an important option for sellers concerned about privacy and wide exposure of their property being for sale. In an office exclusive listing, direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between these licensees and their clients, is not considered public advertising.

Common examples include divorce situations and celebrity clients. It allows the listing broker to market a property among the brokers and licensees affiliated with the listing brokerage. If office exclusive listings are displayed or advertised to the general public, however, those listings must also be submitted to the MLS for cooperation.

Does Policy Statement 8.0 require listings to be submitted to the MLS if they are advertised to a select group of brokers outside the listing broker's office?

Yes. "Private listing networks" that include more brokers or licensees than those affiliated with the listing brokerage constitute public advertising or display pursuant to Policy Statement 8.0. Listings shared in multi-brokerage networks by participants must be submitted to the MLS for cooperation.

To read more: <https://www.nar.realtor/about-nar/policies/mls-clear-cooperation-policy>

For any questions, please feel free to reach out to your MLS board members. Brenda Wild, Corey Crocker, Kent Schuler and Becky Dombrowski.



DECEMBER 2019



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 10K, a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[**Aspen Report December 2019 >>>**](#)

[**Basalt Report December 2019 >>>**](#)

[**Carbondale Report December 2019 >>>**](#)

[**Glenwood Springs Report December 2019 >>>**](#)

[**Marble Report December 2019 >>>**](#)

[**Missouri Heights Report December 2019 >>>**](#)

[**New Castle Report December 2019 >>>**](#)

[**Old Snowmass Report December 2019 >>>**](#)

[**Redstone Report December 2019 >>>**](#)

[**Rifle Report December 2019 >>>**](#)

[**Silt Report December 2019>>>**](#)

[**Snowmass Village Report December 2019>>>**](#)

[**Woody Creek Report December 2019 >>>**](#)

[**Mountain Region Report December 2019>>>**](#)

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The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.



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