

NAIOP represents the interests of 20,200 commercial real estate professionals throughout North America. NAIOP is the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate with three (3) North Carolina chapters with over 500 members. NAIOP advances responsible commercial real estate development and advocates for effective public policy.

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## 2019 Legislative Priorities

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### ECONOMIC DEVELOPMENT

- We **support** legislative initiatives to ensure the state has the necessary tools to attract and retain economic development and investment in order to remain competitive with neighboring states.
- We **support** a comprehensive economic development strategy that provides the state with the necessary tools to spur economic opportunity and job creation and to adapt to industry trends that benefits all business, both small and large.
- We **support** legislative efforts to advance a tax structure that drives a strong and healthy state economy.
- We **support** legislative efforts to fund critical transportation and infrastructure projects that are needed to drive economic development and the state's competitiveness in the region.
- We **support** legislative efforts to strengthen workforce development programs in order to provide individuals with the training and skills for a future in commercial real estate development.

### TAX REFORM

- We **support** legislation that exempts property management fees from sales and use tax on service contracts.
- We **oppose** legislation to restructure the distribution of local sales tax revenue statewide on per-capita basis.
- We **support** the collection of existing sales and use taxes already owed under current law to state and local governments for internet transactions in order to ensure "brick and mortar" retailers and other local businesses are not competitively disadvantaged.
- We **support** Historic Preservation Tax Credits and the elimination of its statutory sunset provision.

### REGULATORY REFORM

- We **support** legislation to clearly prohibit local governments from adopting mandatory inclusionary zoning ordinances for new multifamily and mixed-use developments.
- We **support** legislation that streamlines the local development permitting process, reduces review time, and provides greater certainty for property owners and investors.
- We **support** legislation to ensure the fair and orderly application of new interpretations of the state building code by local governments, which would reduce the cost of new construction by providing regulatory consistency in the building inspection process.
- We **support** zoning regulation reforms that would encourage growth in commercial development.
- We **support** Private Road Maintenance Agreements; long policy issue related to road maintenance responsibility.