

1. Michigan Realtors® Introduce First-Time Homebuyers Savings Account Legislation

Legislation to create the Michigan First-Time Homebuyers Savings Account was introduced this past Tuesday. The bipartisan bills - HB 4289, HB 4290, SB 145, and SB 146 - would create an innovative savings vehicle to bolster homeownership and affordability in Michigan. Under the legislation, FHSAs could be opened either jointly or individually in the name of a first-time homebuyer beneficiary. This savings account would provide up to 20 years of investment deductibility from an account holder's state income tax, while allowing the interest on the designated account to grow tax-free. The annual deductible threshold is set at \$5,000 for a single tax return and \$10,000 for a joint filing. The account has a contribution cap of \$50,000. House Tax Policy Chairman, Representative Matt Hall (R- Emmett Township), a co-sponsor of the House bills, is highly supportive of the legislation and is eyeing a mid-March date for the first hearing.

Michigan Realtors® would like to thank our bipartisan sponsors and cosponsors: Rep. John Damoose (R- Harbor Springs), Rep. Mari Manoogian (D- Birmingham), Sen. Ken Horn (R- Frankenmuth), Sen. Jim Runestad (R- White Lake), Sen. Paul Wojno (D- Warren), Sen. Michael MacDonald (R- Sterling Heights), Sen. Curtis VanderWall (R- Ludington), Sen. Adam Hollier (D- Detroit), and Rep. Mark Tisdell (R- Rochester Hills).

2. Michigan Realtors® Joins MSHDA Council to Tackle Housing in Michigan

The Michigan State Housing Development Authority (MSHDA) has assembled the Michigan Statewide Housing Plan Partner Advisory Council. The Council encompasses housing experts and partners who will be instrumental in the development of Michigan's first five-year Statewide Housing Plan (SHP). The overarching goal of the Advisory Council and the SHP is to ensure all Michiganders have access to a safe, affordable, and quality place to call home.

The Council includes membership from 15 national housing finance agencies, customers, partners, and members of the general public. Michigan Realtors® President, E'toile Libbett, is representing the state association and is joined by Detroit Association of Realtors® Secretary and Governmental Affairs Chair, Lolita Haley, representing the Greater Detroit Realtist® Association (A chapter of NAREB). The Council begins meeting this month with public engagement opportunities occurring throughout the summer.

The members of the Partner Advisory Council were carefully selected by the strategic planning team at MSHDA, in consultation with PPA and the acting director of MSHDA. The full list of members can be found on the [MSHDA website](#).

The success of the Statewide Housing Plan relies on the many individuals, organizations, and government partnerships forged across the state. To learn more, please visit [Michigan.gov/housingplan](#).

3. Fair Housing ACT Plan

Each day is an opportunity to reaffirm our commitment to Fair Housing. In an effort to build upon NAR's Fair Housing ACT Plan (ACT = Accountability, Culture Change, and Training), we encourage members to complete these available training opportunities:

- [Implicit Bias Training](#);
- [Fair Haven: A Fair Housing Simulation](#); and the
- ["At Home with Diversity"](#) certification.

Completing these three programs will empower Realtors® to confront their own biases and demonstrate a commitment to offering equal professional services to all. Through action and education, we can work together to end discrimination in housing.

Additionally, visit our Fair Housing Resources web page for a compilation of videos, articles and online education opportunities. Fair Housing Makes US Stronger.

Fair Housing Resources

<https://www.mirealtors.com/Legal-Resources/Fair-Housing>

4. Professional Standards Member Workshop

Registration for the Professional Standards Member Workshop is now open! The interactive workshop will be held virtually on March 17th at 9:00am. The cost to attend is \$15.00. Instructor, Cheryl Knowlton has organized the materials to support those serving on the Professional Standards and Grievance Committees and Board of Directors.

Register Now

5. Join the RPMA Campaign!

[Text REALTOR to the number 30644 right now!](#)

Be ready to support your industry in a time of need!
Never miss a "Call for Action" by joining the
Realtor® Party Mobile Alert Campaign.

Members that text REALTOR to the number 30644
will receive a texted link to participate in NAR and Michigan Calls for Action.
Just two clicks and your message will be sent to the appropriate elected officials!

While used sparingly, when a Call for Action does take place,
these significantly turn up the volume on key industry issues with our elected officials.
8,600 Realtors® successfully contacted Lansing during a 28-hour period last April to support
lobbying efforts that allowed in-person real estate work to resume!

"I work hard for my clients and am their advocate! Everyone should sign up for the Realtor® Party Mobile Alert Campaign in support of issues impacting our business!"

***David Kimbrough
Berkshire Hathaway HomeServices Michigan Real Estate, Clarkston
North Oakland County Board of Realtors®***

***David was our winner of the drawing for a FREE EVENT REGISTRATION
to the Michigan Realtors® Convention in September!
Thank you for your participation in the RPMA campaign, David!***

Participate in the Mobile Alert Campaign! Be ready to take action at a moment's notice
the next time Realtors® need to communicate with Congress or the
Michigan Legislature on real estate industry issues!

[Text REALTOR to the number 30644 right now!](#)

6. Legal Lines Questions of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

QUESTION: I am a Realtor® representing a buyer with whom I am related. I have spoken to other agents and they told me that I have to disclose this relationship to the seller. Are they correct?

ANSWER: There is no legal requirement agents must disclose that they are related to the buyer whom they represent. When the Occupational Code refers to someone buying property "indirectly," it is referring to the situation where, for example, the licensee is a partner in a partnership that is buying the home. A licensee whose relative is buying a home is not buying the home indirectly.

However, under the Code of Ethics, a Realtor® acting as a buyer's agent is required to disclose if the buyer is a member of their "immediate family." "Immediate family" includes spouse, siblings, parents, grandparents and children.

QUESTION: I am the listing agent. Do I have to disclose that the seller is my brother?

ANSWER: No. Neither the Occupational Code (nor the Code of Ethics) requires a listing agent to disclose the fact that he or she is related to the seller.

For more legal resources, visit [law.mirealtors.com](#).

7. NAR Launches New "That's Who We R" National Ad Campaign

In 2021, doors serve as a framework and catalyst to tell stories of human partnership that help unlock future possibilities rooted in property transactions, both commercial and residential. The new TV commercials use an exciting visual technique that allows consumers a peek into a future state where we see clients living their dreams of buying a home or running a business.

- [Watch 2021 TV and Radio Spots](#)
- [Get Facebook Photo Frames](#)
- [Photofy app](#)



Get Realtor® Party Mobile Alerts

Help strengthen the Realtor® voice! Sign up to receive short text messages to act on important real estate issues. On average, you will receive three to five calls for action per year. Text the word **"Realtor"** to **30644**.

*Message & data rates may apply.

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