**Governmental Affairs Update**

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**CAAR Pursues Further Refinement of Code Enforcement**

Representatives of the Governmental Affairs Committee for the Capital Area Association of REALTORS® (CAAR) are working with officials in Springfield to further clarify recent changes to the city’s code enforcement procedures as they pertain to distressed properties.

As you will recall, CAAR recently provided input on an ordinance aimed at cleaning up properties that had multiple, long-term, unresolved code violations. While the overall process was a great collaboration with city officials, it quickly became apparent that additional clarification would be required for situations where ownership of these properties changed due to a foreclosure or in situations where the property is inherited.

CAAR is suggesting a two-part solution: First, that the existing code violations be tiered based on severity, and that the remediation and inspection provisions for each tier to be appropriate to the severity of the violations. Secondly, since the goal is to return these distressed properties to productive use, that some flexibility be shown during the time period when the property is actively managed and marketed by a real estate professional.

CAAR is confident that by having REALTOR® members working in cooperation with local officials we can reduce the number of problem properties in the city, while at the same time promoting redevelopment by allowing the “as is” sale of these properties to responsible new owners.

Postscript (08/06/2013): Association leadership has met several times with administration officials to refine agreed upon language to be introduced in ordinance form in the near future.