



State of Idaho

Secretary of State

LOBBYIST ANNUAL REPORT FORM

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To Be Filed By:

L-2 LOBBYISTS (Sec. 67-6619)

04 JAN 29 AM 8:46

SECRETARY OF STATE STATE OF IDAHO

(Type or print clearly) See instructions at bottom of page

Lobbyist's name and permanent business address: Alex LaBeau, 1450 W. Bannock, Boise, Id 83702. Date prepared: 1/28/04. Period covered: 12/31/03.

Table with 6 columns: Category of Expenditure, Total Expenditure, and four Employer No. columns. Rows include Entertainment, Food and Refreshment, Living Accommodations, Advertising, Travel, Telephone, Office Expenses, and Other Expenses or Services.

Table for Item 2: The totals of each expenditure of more than fifty dollars (\$50) for a legislator or other holder of public office. Includes columns for Date, Place, Amount, and Names of Legislators & Public Officials in Group.

Continued on attached page(s)

INSTRUCTIONS section and Item 3: Employer(s) Name(s) and Address(es). Includes filing instructions and employer information for Idaho Assoc. of Realtors.

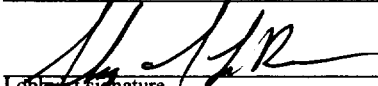
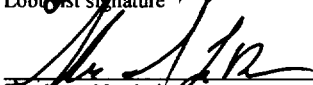
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Item 4	Expenditures made by the lobbyist or by the lobbyist's employer in the nature of contributions of money or other tangible or intangible personal property to any Legislator, or for or on behalf of any legislator.		
	Date	Amount	Name of Legislator Receiving or Benefited
			N/A

Item 5	Subject matter of proposed legislation, the number of the Senate or House Bill, Resolution or other legislative activity in which the Lobbyist was supporting or opposing.	
Subject Code (from table)	Bill, Resolution or Other Legislative Ident. Number	Appropriation Bill Number and Section Number
	see attached	

LEGISLATIVE SUBJECT IDENTIFICATION			
Code	Subject	Code	Subject
01	Agriculture, horticulture, farming, and livestock	17	Health service, medicine, drugs and controlled substances, health insurance, hospitals
02	Amusements, games, athletics and sports	18	Higher education
03	Banking, finance, credit and investments	19	Housing, construction, codes
04	Children, minors, youth, senior citizens	20	Insurance (excluding health insurance)
05	Church and religion	21	Labor, salaries and wages, collective bargaining
06	Consumer affairs	22	Law enforcement, courts, judges, crimes, prisons
07	Ecology, environment, pollution, conservation, zoning, land and water use	23	License, permits
08	Education	24	Liquor
09	Elections, campaigns, voting, political parties	25	Manufacturing, distribution and services
10	Equal rights, civil rights, minority affairs	26	Natural resources, forest and forest products, fisheries, mining and mining products
11	Government, financing, taxation, revenue, budget, appropriations, bids, fees, funds	27	Public lands, parks, recreation
12	Government, county	28	Social insurance, unemployment insurance, public assistance, workmen's compensation
13	Government, federal	29	Transportation, highways, streets and roads
14	Government, municipal	30	Utilities, communications, televisions, radio, newspaper, power, CATV, gas
15	Government, special districts	31	Other (please specify) _____
16	Government, state		

CERTIFICATION: I hereby certify that the above is a true, complete and correct statement in accordance with Section 67-6624 Idaho Code.

 _____ 1/28/04
 Lobbyist Signature Date
 _____ 1/28/04
 Employer No. 1 signature Date
 _____ Date
 Employer No. 2 signature Date
 _____ Date
 Employer No. 3 signature Date
 _____ Date
 Employer No. 4 signature Date

Idaho Association of REALTORS Legislative Final Action Summary
May 13, 2003

Bill Number and Description	IAR Position on the Issue	Current Status
House Bills		
<u>HB-92 Tort Reform by ILRC:</u> The legislation changes several points in tort law to elevate the requirements to bring certain suits while placing caps on non-economic and punitive damages at \$250,000. The legislation retains safeguards against criminal or reckless behavior. The bill places a \$1,000,000 cap on the requirement to bond to stay a judgment for appeal.	SUPPORT-W	LAW
<u>HB-121 Utility Sales Tax by Rep. Trail:</u> The legislation would remove the exemption for gas, power, coal and other fuel utilities from the sales tax. The bill would raise an estimated \$55 million from Idaho residences and businesses that would be used for public school and university facilities.	MONITOR	Held--House Revenue and Taxation
<u>HB-133 Construction Defects by Builders:</u> The legislation gives contractors a right to cure construction defects before a lawsuit related to the defect is filed. It would be applicable to all construction where the value of the construction is at least half of the value of the structure.	SUPPORT-W	LAW
<u>HB-136aaS Rural Home site Development by Rep. Raybould:</u> The legislation amends the current law to clarify that in counties below 100,000 in population the agricultural exemption will apply to subdivided property as long as the subdivided parcels are still being used in and agricultural operation.	SUPPORT-L	Failed in Senate
<u>HB-148 Property Tax Appeals by Counties:</u> The legislation would cut off one week from the period of time allowed for individuals and corporations to appeal their property tax assessments. The thought is it would give the County Board of Equalizations more time to review cases.	OPPOSE-W	Held-House Revenue and Taxation
<u>HB-150aaS Stringency on DEQ Rules by IACI:</u> The bill requires the Department of Environmental Quality to provide evidence of risk based science when the Departments is wanting to exceed federal standards for environmental protection.	SUPPORT-W	LAW
<u>HB-172 50/50 Cost of Living Adjustment by Sen. Kennedy, Rep. Cuddy:</u> The legislation would provide a cost of living adjustment equal in percentage to the annual CPI on the upper limit of \$50,0000 in the 50/50 homeowners' exemption. It results in a corresponding tax shift to all other non-owner occupied and non-residential property.	OPPOSE-W	Held--House Revenue and Taxation
<u>HB-177aaS Manufactured Housing Subdivisions by IMHA:</u> The legislation sets up a separate process for the subdivision and sale of individual lots of certain manufactured housing developments.	MONITOR	Senate Failed
<u>HB-192 Local Option Tax by Sen. Goedde, Compton & Rep. Kellogg & Ridinger:</u> The legislation allows for certain counties defined as resort counties to apply a local sales tax of up to 1% upon a vote of the citizens within the county.	SUPPORT-Replaced with HB-428	Held-House Revenue and Taxation
<u>HB-207 Valuation Freeze for Elderly and Veterans by Sen. Kennedy and Rep. Cuddy:</u> The legislation would freeze home valuations for the purposes of property taxation for those over 65 years of age and/or disabled veterans. The legislation makes no reference to the already available circuit breaker provisions in code that prevent property tax shifts like this bill will force.	OPPOSE-W	Held-House Revenue and Taxation
<u>HB-232 Business Improvement District Disclosure by Rep. Bieter:</u> The legislation requires disclosure to a lessee or a purchaser that they are buying or leasing within a Business Improvement District. The bill contains a required form and protects agents from certain liability for failure to disclose.	MONITOR	LAW
<u>HB-249 2-Year Residency for 50/50 Exemption by Keogh:</u> The legislation would require that a citizen live in the state for two years prior to being eligible for the 50/50 Homeowner's Exemption. This legislation is a potential Constitutional violation.	OPPOSE-W	Withdrawn
<u>HB-250 Elimination of Estate Tax by Keogh:</u> The legislation would repeal the estate tax in Idaho starting on January 2006.	SUPPORT-L	No Action H Rev & Tax
<u>HB-256aa Regulatory Takings Act by Speaker Newcomb:</u> The legislation would require that a takings analysis using the Attorney General's guidelines be completed and available to the public upon request by an affected landowner based on governmental action.	SUPPORT-W	LAW
<u>HB-257 Regulatory Takings in Planning Act by Speaker Newcomb:</u> The legislation would allow for when a takings analysis could be requested. The bill also restricts the length of time for a moratorium on development.	SUPPORT-W	LAW
<u>HB-273 Recreational Property Liability Protection by Potlatch:</u> The legislation provides liability protection for property owners where there is a conservation easement or the property is being used for recreational purposes. However if a fee is being charged like an amusement park then this legislation does not apply.	SUPPORT-W	LAW
<u>HB-274 Annexation Law Repeal and Replace by Rep. Barrett:</u> The legislation repeals law that was supported by the IAR in 2002. The measure is designed to require a vote on annexations of property. The vote would even be applicable to certain voluntary annexations.	OPPOSE-W	Held-House Loc. Gov.
<u>HB-275 2477 Rights of Way Procedure by Wood:</u> The legislation would create a process for the vacation and amendment of rights of way that are provided for by federal 2477 action. The legislation is vague and creates too much flexibility for government to change rights of way against an owner's wishes.	OPPOSE-W	Withdrawn
<u>HB-276 Urban Renewal Area Clarification by Rep. Gagner:</u> The legislation would restrict urban renewal districts from making decisions outside of city boundaries.	MONITOR	LAW

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<u>HB-286 School District Consolidation by Rep. Tilman;</u> The legislation provides for school district consolidation of services based on a population standard. The bill would result in an approximate \$11 million savings in duplicative overhead and administrative costs.	SUPPORT-L	Held-House Education
<u>HB-302 Property Tax Appeals by Leadership;</u> The legislation reduces the high standard of proof that a person must bring to appeal a property tax assessment from clear and convincing evidence to a preponderance of evidence.	SUPPORT-W	LAW
<u>HB-321 Transferable Development Rights Amendments by Jaquet;</u> The legislation gives the owner of a TDR (s) more flexibility to negotiate with a potential buyer of a TDR (s). The legislation gives the right to the participants in the transaction the ability to negotiate for terms they believe are in their best interests without government intervention. The legislation also clarifies recording requirements and processes for TDRs.	SUPPORT-W	LAW
<u>HB-375 2477 Rights of Way Procedure by Wood;</u> The legislation would create a process for the vacation and amendment of rights of way that are provided for by federal 2477 action. The legislation is vague and creates too much flexibility for government to change rights of way against an owner's wishes. The bill is slightly revised from HB-275	OPPOSE-W	Withdrawn
<u>HB-383 Franchisee Rights by Block;</u> The legislation allows a franchisee the right to file a suit in Idaho using their own counsel against a franchisor. Current law maintains a loophole that allows franchisors the ability to require that a franchisee in Idaho litigate disputes in the franchisor's home state.	SUPPORT-W	LAW
<u>HB-428 Local Option Tax by CDA Legislators;</u> The legislation allows for a local option sales tax to not exceed .5% that must be approved by a super-majority of 66 2/3rds%. The legislation sunsets in 2009. Half of the revenue raised will be designated for property tax relief.	SUPPORT-W	LAW
<u>HCR-30 Construction on Universities by House;</u> The Legislation would authorize the issuance of over \$68 million in new construction projects for every university and college in Idaho.	SUPPORT-W	Adopted
SENATE BILLS		
<u>SB-1097 Broker Law Amendments by IAR;</u> The legislation removes the responsibility in Idaho Code that requires brokers to perform a "reasonable inspection" of the property. It also clarifies the responsibility of the broker to investigate financial information of a potential buyer. The amendments will allow real estate licensees the ability to rely on the information provided to them by their clients unless they have actual knowledge to the contrary.	SUPPORT-W	LAW
<u>SCR-104 Interim Committee on Land Use Planning Act by Noh;</u> The resolution calls for an interim committee to review and provide recommendation for an overhaul of the Idaho Land Use Planning Act.	MONITOR-Complete	Failed in House
<u>SJM-102 Elimination of Estate Tax by Sen. Davis;</u> The memorial asks that Congress confirm the elimination of the estate tax. The memorial will be transmitted to the Idaho delegation for consideration.	SUPPORT-W	Adopted