



State of Idaho
Ben Yursa
Secretary of State

LOBBYIST ANNUAL REPORT FORM

To Be Filed By:
L-2 LOBBYISTS
(Sec. 67-6619)

Page _____ of _____ Page(s)
THIS SPACE FOR OFFICE USE ONLY
05 JAN 31 AM 11:03
SECRETARY OF STATE
STATE OF IDAHO

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

Lobbyist's name and permanent business address Alex S. LaBeau 1450 W Bannock Boise, ID 83702	Date prepared 1/28/05	Period covered <input checked="" type="checkbox"/> year ending (Mo.) (Day) (Yr.) 12 31 04
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Item 1 Category of Expenditure <small>Reimbursed Personal Living and Travel Expenses Pertaining to Lobbying Activity Do Not Have to be Reported</small>	* Total Amount for All Employers	Proportionate amounts contributed by each employer (Identify employers, under Item 3, at bottom of page.)			
		Employer No. 1	Employer No. 2	Employer No. 3	Employer No. 4
		Entertainment	\$ 2,765.52	\$ 2,765.52	\$ _____
Food and Refreshment	_____	_____	_____	_____	_____
Living Accommodations	_____	_____	_____	_____	_____
Advertising	_____	_____	_____	_____	_____
Travel	133.50	133.50	_____	_____	_____
Telephone	1,466.77	1,466.77	_____	_____	_____
Other Expenses or Services	5,506.63	5,506.63	_____	_____	_____
Total	\$ 9,872.42	\$ 9,872.42	\$ 0.00	\$ 0.00	\$ 0.00

*When the number of employers you are reporting for requires multiple L-2 forms to be filed a total amount for all employers should be entered on Page 1.

Item 2	Date	Place	Amount	Names of Legislators & Public Officials in Group
	2/11/04	OPA Restaurant - IAR Legislative Reception. In excess of 175 people in attendance.	5122.13	

POSTED

Continued on attached page(s)

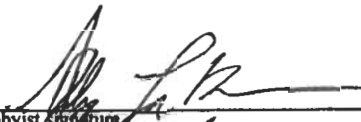
INSTRUCTIONS Who should file this form: Any lobbyist registered under Section 67-6617 Idaho Code. Filing deadline: Annual report is due on January 31st. TO BE FILED WITH: Ben Yursa Secretary of State PO Box 83720 Boise, ID 83720-0080 Phone: (208) 334-2852 Fax: (208) 334-2282	Item 3	Employer(s) Name(s) and Address(es)
	No.1	Idaho Association of REALTORS 1450 W. Bannock, Boise, ID 83702
	No.2	
	No.3	
	No.4	

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
		0	

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 list		

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 | |


 Lobbyist signature _____ 11/28/05
 Date


 Employer No. 1 signature _____ 11/31/05
 Date

Employer No. 2 signature _____ Date

Employer No. 3 signature _____ Date

Employer No. 4 signature _____ Date

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

**Idaho Association of REALTORS Legislative Action Summary
FINAL, 2004**

Bill Number and Description	IAR Position on the Issue	Current Status
House Bills		
<u>H-502 Telephone Land Line Price Deregulation:</u> This proposal will permit currently regulated telephone companies the option to elect to be regulated pursuant to Title 62, Idaho Code, rather than Title 61, Idaho Code. In 1988, legislation was approved that allowed existing telephone companies to elect an alternative form of regulation, eliminating the monopoly and rate of return pricing system established in 1913, for all telecommunication services except basic local residential and small business services.	SUPPORT--loss	Lost on Senate Floor 17-18
<u>H-594 Agriculture Land Preservation Tax:</u> This proposal will create a due on sale tax to be used for the preservation of agricultural land. The bill states that once a change of use occurs to the property the tax comes due.	OPPOSE--win	Held-House Rev & Tax
<u>H-612 Mobile Home Park Eviction Procedure:</u> This legislation would prohibit a landowner from evicting tenants of a mobile home park for 300 days rather than the current 100.	OPPOSE-win	Replaced with H-687
<u>H-634 Drainage Districts Notice and Approval:</u> This legislation would give drainage districts the ability to sign off on subdivision plats prior to the recording of the plat.	OPPOSE-win	Amended to IAR satisfaction
<u>H-685 Annexation:</u> New language is added, to provide that, except when the consent is obtained from those to be annexed, a city will give notice of intent to annex, hold a public hearing and hold an election seeking a 2/3rd majority vote. A city would not be allowed to annex new territory without the affirmative vote.	OPPOSE-win	Held-House Local Government
<u>H-687 Mobile Home Park Eviction Procedure:</u> This legislation would prohibit a landowner from evicting tenants of a mobile home park for 300 days rather than the current 100.	OPPOSE--win	Held-H Local Government
<u>H-716 Over 70 Exemption of \$150,000:</u> This legislation would allow a citizen over the age of 70 to have a Homeowner's value exemption of \$150,000. The shift would be approximately \$5 billion in taxable value statewide resulting in a property tax increase of 5% on all property not qualifying for the exemption.	OPPOSE--win	Held-House Subcommittee
<u>H-739 Procedure for Erroneous Claims for 50/50 Exemption:</u> This legislation provides authority and procedures for determination and collection of homeowner's exemptions from property tax in situations where the exemption is improperly claimed and allowed as a result of error, misstatement or misunderstanding.	SUPPORT-win	LAW
<u>H-754 Expenditure Limitations:</u> The legislation provides for a complex formula designed to limit the expenditures of the state based on a combination of population, CPI and other indexes. The measure mimics some current spending controls in law and adds new provisions for the budget stabilization account and a taxpayer fund that would provide a periodic refund when the balance reaches a certain level.	MONITOR-completed	Failed House Floor
<u>H-781 Property Value Freeze:</u> Legislation that would freeze the property taxes of primary residences at their current values, but would allow for a taxable value increase of 3% per year. The valuation would be reset when the homeowner moved. The resulting taxable value shift is \$2.5 billion statewide.	OPPOSE-win	Held-House Subcommittee
<u>H-825 Property Tax Freeze:</u> The purpose of this legislation is to protect homeowners, age 65 or older, or disabled, from increased property taxes resulting from increases in taxable value. If household income, before taxes, is less than \$35,000 and the resident qualified for the homeowner exemption in the previous year, they could apply with the assessor for a freeze on the taxable value of the home and residential lot. This exemption would apply only to owner occupied primary residential properties.	OPPOSE-win	Held-House Subcommittee
<u>H-826 Property Tax Exemption CPI Adjustment:</u> The purpose of this legislation is to provide for an annual cost of living adjustment on the \$50,000 upper limit of the homeowner property tax exemption. The percentage used for adjustment would match that used for the income threshold for the circuit breaker, the national Consumer Price Index. If the CPI was two percent in the first year, the upper limit on the exemption would increase by \$1,000. There would be no change in the maximum percentage of the exemption, 50 percent of the assessed value of residential improvements.	OPPOSE--win	Held-House Subcommittee
<u>H-832 Public Improvement Districts:</u> The legislation provides this legislation provides for the formation of a public infrastructure improvements district by a petition filed by 100% of the owners of all the land in which the proposed district would be located. A district would be formed for the purpose of building new public infrastructure improvements to serve new growth and development, and to provide for the payment of those costs by the new growth and development.	SUPPORT-loss	Failed Senate Local Gov.
<u>HJR-5 2/3 Vote Constitutional Amendment:</u> This resolution proposes to amend the Idaho Constitution to provide that on and after January 1, 2005 any action taken by the legislature that would increase the rate of the state sales and use tax, the state individual income tax, and the state corporate or franchise tax, shall be approved by two-thirds of the entire membership of the house of representatives, two-thirds of the entire membership of the senate, and signed by the governor. The bill fails to protect exemptions and other forms of fees and taxes that could more easily be raised if this was in place.	OPPOSE-W	Withdrawn

**Idaho Association of REALTORS Legislative Action Summary
FINAL, 2004**

<p><u>HJM-20 Opposition to OCC Rules:</u> The purpose of this House of Representatives Joint Memorial is to notify the United States Senate and House of Representatives and Idaho's congressional delegation that the Legislature of the State of Idaho is opposed to the rules finalized by the Office of the Comptroller of the Currency (OCC) that preempt most state consumer protection laws and enforcement of those laws as they apply to national banks, their operating subsidiaries and agents. Both Houses of Congress have either held or scheduled oversight hearings to address the OCC's preemption rules. The joint memorial urges Congress to carefully review the rules, and act to reassert its authority over federal banking policy.</p>	SUPPORT-win	Adopted
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SENATE BILLS

<p><u>S-1240 Assigned Agency by IREC:</u> the bill authorizes a brokerage to assign a different sales associate to represent each party, provided the brokerage obtains the written consent of both parties and has developed an office policy to ensure that client confidences are not compromised. The designated broker would not be able to act as an assigned agent, but must remain a limited dual agent.</p>	SUPPORT--win	LAW
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<p><u>S-1242 Fine Money for RE Education by IREC:</u> A consensus of industry representatives and the Commission determined that fine and civil penalty moneys should not be used for the general public, but should be used to benefit real estate licensees, specifically, by providing education with the aim of decreasing licensee violations. The bill authorizes expenditures for such education from those moneys.</p>	SUPPORT--win	LAW
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<p><u>S-1284 Sales Tax Receipt Reporting by County:</u> The legislation would require that the state report sales tax receipts by county to give more information about where the bulk of retail sales are generated.</p>	SUPPORT--loss	Failed Senate Floor
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<p><u>S-1287 Highway District authority:</u> The Legislation would give local highway districts ordinance authority.</p>	OPPOSE--win	Withdrawn for Rewrite
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<p><u>S-1332 False Claims Act:</u> The legislation will give anyone the right to file a suit for the recovery of triple damages against anyone working with or providing services to the state of Idaho. The bill sets up a "bounty hunting" mechanism whereby anyone who brings the claim will be awarded attorney fees and half of the recovery.</p>	OPPOSE---win	Held-Senate Judiciary and Rules
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<p><u>S-1340 Building Contractor Registration:</u> This bill will create a registration system for contractors and would require that all contractors be registered with the state Division of Building Safety. It would provide a mechanism for the state to remove contractors who prove to be incompetent, dishonest, or unprincipled from the registry.</p>	SUPPORT--loss	Withdrawn for on year
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<p><u>S-1389 Residential Mortgage Practices:</u> The purpose of this legislation is to establish licensing and educational requirements for all persons who originate loans and are not regulated under other laws of the state. This bill will provide for greater consumer protection. The bill also defines the relationship between a mortgage broker/banker and loan originators, making that relationship the same as described under Idaho Code as a real estate broker and sales associates and insurance broker and sales associates. The bill allows for continuing education requirements.</p>	MONITOR--completed	LAW
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