

LIBOR and Real Estate Coalition Partners Oppose Onerous Mortgage Recording Fees

The Long Island Board of REALTORS® (LIBOR), Long Island Builders Institute (LIBI), Long Island Association (LIA), the New York State Land Title Association (NYSTLA), the Commercial Industrial Brokers Society of Long Island (CIBS LI), and the Association for a Better Long Island (ABLI) stand united in opposition to the massive hikes to mortgage recording fees proposed this year by the Nassau and Suffolk County Legislatures.

Last year, Nassau County hiked the tax map verification fee by 200% from \$75 to \$225, and increased the per-block recording fee by 100% from \$150 to \$300. Suffolk County raised its Tax Map Verification Fee from \$60 to \$200, an increase of 233%.

This year, both counties propose raising fees again. Nassau County is considering an increase in the mortgage recording fee from \$300 to \$350. Suffolk County is debating a new \$300 per lot fee to record a new mortgage or refinance an existing mortgage, and an increase in the tax map verification fee from \$200 per lot to \$225.

We fear that another fee increase, one year after the largest fee increase in the history of each county, sets a dangerous precedent that could evolve into annual increases of fees levied on the real estate industry. Furthermore, we do not believe that either county has taken enough time to observe and analyze the effects of last year's fee increases in real estate and other sectors of the economy.

Targeting the real estate transaction is short sighted, because it fails to recognize the positive economic impact that a home sale has on a community. The National Association of REALTORS® estimates that a typical real estate transaction in New York State generates, on average, over \$69,000 in economic stimulation, including additional expenditures on moving truck services, consumer items such as appliances and furniture, and dining at restaurants. Of course, the value of that stimulation is even higher on Long Island, where the cost of living is much higher than in other areas of the State.

Proponents of the fee increases fail to recognize that these massive fees negatively affect more than just the real estate market. Increasing home purchasing costs will create a drag on the local economies and will negatively impact sales tax revenue.

The increased fees negatively affect all facets of the real estate market, but this coalition would like to draw special attention to the affordable housing market. Long Island has a high demand for both available and affordable housing. Young people working on Long Island and in the city, retired citizens looking to downsize to a more manageable living space and low income families all create this demand. Long Island has

made great strides in increasing the stock of affordable housing. Unfortunately, regulations that send closing costs soaring creates another financial obstacle for those hoping to access this housing and undermines the progress that has been made.

We urge the County Legislatures to reject any budget that includes increases in real estate related fees.

Joseph E. Mottola

LIBOR/MLSLI Chief Executive Officer

For Immediate Release

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Mottola continues, *"Proponents of the fee increases fail to recognize that these massive fees negatively affect more than just the real estate market. Increasing home purchasing costs will create a drag on the local economies and will negatively impact sales tax revenue."*

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Randy Kaplan

From: Christina DeFalco
Sent: Tuesday, October 11, 2016 2:42 PM
To: Christina DeFalco
Cc: Randy Kaplan; Timothy Lachapelle; Maryann Horan
Subject: Press Release - LIBOR and Real Estate Coalition Partners Oppose Onerous Mortgage Recording Fees

Press Release

For Immediate Release

For more information contact
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cdefalco@lirealtor.com

LIBOR and Real Estate Coalition Partners Oppose Onerous Mortgage Recording Fees

West Babylon, NY – (October 11, 2016) – The Long Island Board of REALTORS® (LIBOR), the Long Island Builders Institute (LIBI), the Long Island Association (LIA), the New York State Land Title Association (NYSTLA), the Commercial Industrial Brokers Society of Long Island (CIBS LI), and the Association for a Better Long Island (ABLI) stand united in opposition to the massive hikes to mortgage recording fees proposed this year by the Nassau and Suffolk County Legislatures.

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We urge the County Legislatures to reject any budget that includes increases in real estate related fees.

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The Long Island Board of REALTORS®, Inc. (also known as LIBOR) is a 23,500-member, not-for-profit trade association that serves real estate professionals throughout Nassau, Suffolk and Queens counties. Founded over 100 years ago, LIBOR is the third-largest local REALTOR® board in the United States. REALTOR® members subscribe to a strict Code of Ethics and Standards of Practice. Not every real estate licensee can be called a REALTOR®. LIBOR also has a subsidiary corporation, the Multiple Listing Service of Long Island, Inc., a computerized network of over 2,300 real estate offices that enables REALTORS® to better serve the buying and selling public.

Thank you in advance for your consideration.

Christina DeFalco-Romano

Public Relations & Communication Programs Manager

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October 11, 2016

Nassau County Legislature
Theodore Roosevelt Executive and Legislative Building,
1550 Franklin Ave,
Mineola, NY 11501

Dear County Executive Mangano:

The Long Island Board of REALTORS® (LIBOR), Long Island Builders Institute (LIBI), Long Island Association (LIA), the New York State Land Title Association (NYSLTA), the Commercial Industrial Brokers Society of Long Island (CIBSLI), and the Association for a Better Long Island (ABLI) call on the Nassau County Legislature to reject the portion of the County Executive's budget proposal that raises the mortgage recording fee from \$300 per block to \$350 per block.

In the 2016 budget, Nassau County increased the tax map verification fee by 200% from \$75 to \$225, and increased the per-block recording fee by 100% from \$150 to \$300. These fees were exorbitant and passed so quickly that homeowners, brokers and land title companies did not have enough time to adjust and the real estate industry suffered a massive shock. Thanks to the lobbying efforts by NYSLTA, the county agreed to delay the fee increases until early January in order to give the affected parties time to adjust.

The aforementioned industry groups appreciate that the county responded to the immediate crisis caused by the fee increase. However, it has become clear after the most recent budget proposal that they are missing the big picture.

We fear that another fee increase, one year after the largest fee increase in the history of the county, sets a dangerous precedent that could evolve into annual increases of fees levied on the real estate industry. Furthermore, we do not believe that the county has taken enough time to observe and analyze the effects of the initial fee increases in real estate and other sectors of the economy.

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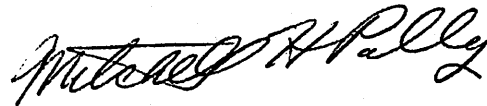
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As housing advocates for the public, we the aforementioned industry groups call on the leadership in both counties consider the short and long term effects of these fee hikes, and swiftly reject any budget that raises real estate related fees.



Joseph Mottola
Chief Executive Officer
Long Island Board of Realtors®



Mitch Pally
Chief Executive Officer
Long Island Builders Institute



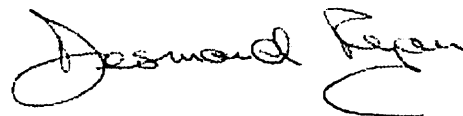
Kevin Law
President & Chief Executive Officer
Long Island Association



Robert Treuber
Executive Vice President
New York State Land Title Association



David Chinitz
President
Commercial Industrial Broker Society of LI



Desmond Ryan
Executive Director
Association for a Better Long Island