

Memphis Area Association of REALTORS® Public Policy Framework

Introduction

The Memphis Area Association of REALTORS® (MAAR) advocates for policies that protect private property rights, promote housing opportunity, and support a vibrant and sustainable real estate market. These policy statements establish MAAR's positions on key local and regional issues that affect real estate, development, and the broader community. They guide the association's advocacy efforts and authorize the Governmental Affairs Director, in consultation with association leadership, to act on behalf of MAAR when public policy issues arise within these established areas.

Private Property Rights and Land Use

MAAR supports policies that safeguard the right to own, use, and transfer real property. The association encourages balanced and predictable land use regulations that respect private ownership while supporting orderly growth. MAAR opposes excessive or arbitrary restrictions that diminish property values, infringe on ownership rights, or impede responsible development.

Housing Affordability and Supply

MAAR supports efforts to increase the supply and diversity of housing across all price points. The association encourages local governments to adopt zoning and permitting practices that facilitate new housing construction and rehabilitation, reduce unnecessary regulatory barriers, and promote mixed-use and infill development. Expanding housing opportunity strengthens neighborhoods and ensures that all residents have access to safe and attainable homes.

Economic Development and Investment

MAAR supports policies that attract investment, create jobs, and revitalize neighborhoods. A healthy real estate market depends on a strong local economy and a fair, predictable business environment. The association encourages incentives and redevelopment initiatives that promote private investment, adaptive reuse, and reinvestment in both commercial and residential properties.

Taxation and Fiscal Policy

MAAR supports fair and transparent tax policies that fund essential services without discouraging property ownership or economic growth. The association opposes taxes or fees that unfairly burden property owners, such as transfer taxes or duplicative assessments. Local governments should maintain sound fiscal management and ensure that property tax revenues are used efficiently and responsibly.

Infrastructure and Transportation

MAAR supports investment in infrastructure that enhances property values, connects communities, and promotes sustainable regional growth. Sound transportation, utility, and public facility planning are essential to the long-term economic vitality of the Memphis area. The association encourages coordination between land use and infrastructure planning to ensure that development is supported by adequate public services.

Environmental Stewardship and Resiliency

MAAR supports policies that promote environmental stewardship and community resilience while protecting private property rights. The association encourages voluntary and incentive-based approaches to sustainability, stormwater management, and disaster mitigation that strengthen neighborhoods without imposing undue costs or restrictions on property owners.

Fair Housing and Equal Opportunity

MAAR is committed to fair and equal housing opportunities for all individuals. The association supports local policies that expand access to housing, promote inclusive communities, and eliminate discrimination in housing and lending. Equal access to housing is fundamental to both community well-being and economic prosperity.

Rental Housing and Property Management

MAAR supports balanced policies that maintain the rights and responsibilities of both property owners and tenants. The association encourages fair, consistent, and enforceable standards that ensure safe housing while preserving the ability of property owners to manage and maintain their properties effectively. MAAR opposes overly burdensome regulations that interfere with contractual relationships or discourage investment in rental housing.

Local Governance and Regulatory Process

MAAR supports transparent, efficient, and predictable local government decision-making. The association encourages open communication between policymakers, residents, and the business community to ensure that regulations are well-informed and fairly administered. Effective governance and stakeholder collaboration are vital to a thriving real estate market and a healthy regional economy.

Data Centers

MAAR supports responsible economic development, including data center projects that contribute to the local tax base, create investment, and strengthen the Memphis region's competitiveness. Local governments should evaluate these projects through clear, predictable, and consistently applied land use standards that address legitimate concerns such as infrastructure capacity, utility demand, noise, compatibility with surrounding uses, and fiscal impact. MAAR opposes regulations that single out data centers for arbitrary or unnecessarily restrictive treatment and supports a transparent approval process that balances economic development with protection of existing property owners and communities.

Development Moratoriums

MAAR opposes development moratoriums. Moratoriums restrict private property rights, create uncertainty, delay investment, increase costs, and can have unintended consequences for housing supply, commercial development, and economic growth. Legitimate concerns involving infrastructure, land use, public services, or compatibility should be addressed through the normal legislative and regulatory process using clear, predictable, and consistently applied standards. MAAR supports stakeholder engagement and thoughtful planning, but believes local governments should address identified problems directly rather than suspending otherwise lawful development activity.

Authority and Implementation

The Governmental Affairs Director, in consultation with the Governmental Affairs Committee Chair and MAAR Executive Committee, is authorized to represent MAAR's positions and advocate accordingly on public policy matters consistent with this framework. These statements shall guide MAAR's advocacy at the city, county, and regional levels and may be reviewed periodically to reflect evolving community priorities and real estate issues.