

# Land Use and Environmental Issues

*The protection of the quality of our air, water and land, as well as reasonable preservation of natural resources, must be weighed by the impact legislative protection enacts on private property owners and their freedom to enjoy the uninterrupted use of their property without government interference. The Oklahoma Association of REALTORS® recognizes that property development, management and preservation of natural resources is vital to the future of housing and the supply of marketable real estate.*

- Support just compensation for the confiscation of private property including unreasonable dedication, wetlands or exclusionary zoning.
- Support voluntary conservation measures to increase the energy efficiency of existing homes.
- Support a private property rights law which requires state agencies to analyze rules and regulations to determine whether those rules and regulations result in a “constitutional taking” that requires just compensation.
- Support state programs that provide tools to local governments to encourage collaborative and regional comprehensive planning as long as it supplements, rather than displaces, local control and decision-making.
- Oppose any legislation which unduly and unnecessarily restricts the use of private property or imposes unreasonable financial burden on property owners.
- Carefully monitor any proposed legislation and/or regulation relating to further disclosure of any known moisture and mold problems or condition by real estate brokers and property managers.
- Carefully monitor any proposed changes to termite treatment standards and applicator regulations.
- Carefully monitor any legislation regarding surface, water, mineral, natural resources or air rights issues.
- Continually monitor and analyze legislation/regulation relating to growth management strategies of urban areas which restrict the use of private property.
- Monitor the list of endangered species for Oklahoma and possible impact on private use of land.
- Monitor any legislation and/or regulation relating to remediation standards and additional disclosures for properties used for the manufacturing of methamphetamines.
- Carefully study any proposals dealing with eminent domain.

