

Oklahoma REALTORS® is a statewide trade association representing real estate professionals throughout the state. Our association works with lawmakers to support policies that protect private property rights, promote housing affordability, and encourage responsible economic development. Oklahoma REALTORS® provides industry-informed perspectives with the goal of supporting a stable, accessible, and sustainable housing market for all Oklahomans.

Legislative Policy Position Framework of Oklahoma REALTORS®

*As adopted by the Executive
Committee on January 5, 2026*

Abstracting

- Support continuation of abstract services to ensure clean title for homes and other properties.
- Support investigation of blockchain in the application of abstract services.

Economic Development

- Support initiatives to provide economic development within the state that address housing development and affordability.
- Support initiatives in land banking to return delinquent properties to the tax rolls for redevelopment.

Homeowners Associations

- Support efforts to create transparency and document availability for properties subject to property or homeowners associations.

Housing Affordability

- Support efforts to prohibit private real estate transfer fees.
- Support efforts to increase financial literacy education in Oklahoma's secondary schools system.
- Support initiatives to reduce the regulatory impact on housing affordability. Oklahoma REALTORS® shall work to ensure restrictions are not unduly cumbersome and exclusionary.
- Support tort reform that positively affects home affordability.
- Support building code initiatives that lower the cost of home ownership

Housing & Homelessness Issues

- Support the creation of state funded transition housing for humans facing homelessness.
- Support increased funding for mental health initiatives that aid in the reduction of homelessness.
- Support the ability of private entities to provide assistance to humans facing homelessness.

Infrastructure and Housing Development in Oklahoma

- Support housing opportunity and affordability initiatives.
- Support the development of a commission that focuses on infrastructure development that aides in the creation of workforce housing.
- Support the development of a commission that focuses on housing affordability issues.
- Support tax incentives and tax credits for corporations and small businesses to ensure continued economic and housing growth.
- Support individual infrastructure appropriations that aid in the creation of housing.
- Support initiatives that focus on the redevelopment of existing commercial or residential housing into single family or multi-family residential housing.
- Support initiatives aimed at redeveloping "Main Street Oklahoma".

Insurance Issues

- Support the creation of pre-tax residential owner/occupant disaster savings accounts.
- Support legislation and/or regulation that positively impacts the availability and/or affordability of property insurance.
- Support the fair pricing of homeowners insurance.
- Support the utilization of zip-code-based actuaries that include premium increases and decreases tied to state inflation.
- Support mitigation efforts to help decrease the costs of insurance.

Oklahoma Buyer-Broker Agreement

Oklahoma REALTORS® is to pursue legislation that:

1. Requires all licensees to enter a written buyer broker agreement with a buyer prior to submitting an offer to purchase a home for the buyer;
2. Includes language clarifying that nonparties to such brokerage agreements shall not impose any requirement to enter a buyer broker agreement earlier than as required by the new legislation; and
3. Includes protections for brokers who still wish to use buyer broker agreements prior to touring a home.

Private Property Rights Issues

- Support policies and practices that protect every Oklahoman's right to own, use, enjoy, and transfer real property without unnecessary government intrusion.

Real Estate Business Issues

- Support initiatives that create ethical practices regarding the use of artificial intelligence in the real estate transaction.
- Support sustaining licensing requirements for closing companies that allow real estate licensees to close their own in-company transactions.
- Support open ownership of title insurance agencies that encourages competition and protects the public interest.
- Support efforts to digitize county records.
- Support the free and open access to county property records.
- Support the right of consumers to be represented by legal counsel.
- Support independent contractor status in its current form.
- Support real estate licensees being utilized to provide real property market valuation for "sheriff sales" and other government related property activity.
- Support legislation that limits government access on, under, or above private property without warrant or the owner's written consent.
- Support reforms in the workers' compensation laws while ensuring real estate licensees paid on a commission basis remain exempt.

Real Estate Law

- Support legislation that requires unrepresented sellers (FSBOs) to comply with the requirements of the Residential Property Condition Disclosure Act.
- Support the innocent landowner defense.
- Support the prohibition of any municipal rental property registration requirements.
- Support the prohibition of municipal, single family rental property inspections.
- Support the prohibition of buyer inducements.
- Support legislation that strengthens the relationship between landlords and tenants while recognizing the landlord as the property owner.

Real Estate Licensing

- Support the requirement for real estate licensing.
- Support current licensing laws as they relate to applicants with felony convictions.
- Support license reciprocity with other states.
- Support the independent agency status of the Oklahoma Real Estate Commission.
- Support the registration of approved broker associate "team" or group" names.

State Tax Structure in Oklahoma

- Support tax reform to assure fair and accurate assessment, levy, and collections procedures that encourage real estate investment while protecting real estate valuations.
- Support the repeal of taxation on the transfer of business personal property in commercial real estate transactions.
- Support local boards and associations to ensure local governments do not impose additional licensing/signage/transfer fees on REALTORS® as a condition of doing business within the jurisdiction.
- Support the exclusion of real estate licensees from any and all professional service taxes and sales tax on real estate services.
- Support the reduction or removal of all taxes and/or fees associated with the transfer of real estate.