

Resolution No. 1

Date: 6/17/2017

City: Washington, DC

NAHB Resolution

Title: Electric Utility Generation
Sponsor: Construction, Codes & Standards Committee
Submitted by: Jim Zengel

WHEREAS, homebuilders and homebuyers depend upon electric utilities to provide reliable and low-cost electricity to power their homes;

WHEREAS, the National Association of Home Builders (NAHB) has always supported free and open competition in the marketplace, and deregulation and free-market innovation have reduced cost in many industries;

WHEREAS, most laws and regulations governing the companies who generate and distribute Electricity were developed up to 100 years ago, and do not allow for reasonable competition from individual residential renewable energy sources including solar and wind power;

WHEREAS, electric utility deregulation may permit customers to buy power from any utility, may separate the generation, transmission, and delivery of electrical power, and may require utilities to transmit competitors' power directly to individuals and business, through a system called "retail wheeling" or "direct access";

WHEREAS, the Public Utilities Regulatory Policies Act of 1978 (PURPA) impedes open competition and artificially increases utility rates;

WHEREAS, fossil fuels are the primary fuel source for electric generation and may impact air quality;

WHEREAS, while other commercial-scale alternative generating technologies such as solar and wind are being developed, many of them still require alternate back-up power such as coal, natural gas, nuclear and hydroelectric;

WHEREAS, nuclear-powered electric generation has proven to be a dependable, clean and efficient source of electrical energy and currently accounts for 20 percent of the nation's electric generation capacity;

WHEREAS, the cumbersome and lengthy permit approval process, whether caused by government and regulatory agencies or disparity of design, has resulted in no nuclear-powered electric generation plants being commissioned in 30 years;

WHEREAS, hydropower keeps the air and water cleaner by reducing the emissions resulting from the use of fossil fuels;

WHEREAS, development of the nation's hydropower serves our nation's economy and people by controlling floods, developing navigation systems, irrigating farmland, supporting fish hatcheries, providing a source for drinking water, and developing recreational opportunities;

WHEREAS, homes are being constructed today that are capable of producing enough surplus power with on-site solar generation to power the owners car in addition to their house; and

WHEREAS, cost-effective battery and other storage devices are now available that allow site-generated electricity to be either sent to the grid, or stored and used later, in a way that is consistent with the needs of the Electrical Utility,

NOW, THEREFORE, BE IT RESOLVED, that the National Association of Home Builders (NAHB) encourage the use of cost-effective lower-polluting electric generation technologies;

BE IT FURTHER RESOLVED that NAHB oppose any electric utility deregulation that negatively impacts the affordability of housing;

BE IT FURTHER RESOLVED that NAHB support and encourage the use of on-site electrical power generation, including wind and solar power;

BE IT FURTHER RESOLVED that NAHB support the development and implementation of residential-scale on-site energy storage systems to help both the individual and the utility company better manage the surpluses and shortages commonly associated with on-site generation of electricity;

BE IT FURTHER RESOLVED that NAHB support the removal of unnecessary legal and regulatory barriers that discourage or prohibit the installation of residential-scale individual electricity generating systems that will generate more energy than is needed for that individual residence;

BE IT FURTHER RESOLVED that NAHB support state and local associations which participate actively in legislative and regulatory processes concerning increased competition among the electric utilities at their level, and supports the effort to increase competition among electric utilities through deregulation and other means provided that this restructuring:

- a) requires all customers within each host company's service territory to pay an equitable share of transmission charges to cover stranded investment for which rate-payers are obligated;
- b) does not require any residential customer to pay a higher overall rate, including transmission charges for stranded investment, than they paid prior to deregulation;
- c) provides that all classes of customers share in a fair allocation of rate reductions and does not degrade the quality and reliability of new or existing electric services for all customers;
- d) does not cause utilities to abandon cost-effective programs that encourage energy efficiency in new, as well as existing housing;
- e) provides a reasonable time frame for states to implement increased competition;

BE IT FURTHER RESOLVED that NAHB encourage repeal of any corporate structure impediments at the federal level, including repeal of the Public Utility Regulatory Policies Act of 1978 (PURPA).

BE IT FURTHER RESOLVED that NAHB encourage Congress, the nuclear power industry and regulators to design and commission safe nuclear-powered electric generation plants;

BE IT FURTHER RESOLVED that NAHB encourage the nuclear power industry to expedite the development of a safe and efficient "STANDARD DESIGN" that can be easily replicated for the construction of nuclear-powered electric generation plants which would lead to a streamlined permitting process;

BE IT FURTHER RESOLVED that NAHB urge Congress and federal agencies to recognize hydropower generation as a renewable energy resource in all actions taken by those branches of government.

If approved, this resolution updates and replaces policy 1997.1 No. 15 Electric Utility Deregulation and 2009.5 No. 4 Nuclear-Powered Electric Generation that are due to sunset. Also, if approved, this resolution will incorporate and supersede 2010.1 No. 2 Hydropower as a Renewable Resource.

Board of Directors Action:	APPROVED
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
State & Local Government Affairs Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Federal Governmental Affairs Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval
Sustainability & Green Building Subcommittee of the Environmental Issues Committee Action:	Recommends Approval
Energy & Green Construction Codes & Standards Subcommittee Of the Construction, Codes & Standards Committee Action:	Recommends Approval

Resolution No. 2

Date: 6/17/2017

City: Washington, DC

NAHB Resolution

Title: Energy Efficiency as a Component of Greenhouse Gas Emission Reduction
Sponsor: Construction, Codes & Standards Committee
Submitted by: Jim Zengel

WHEREAS, local, state and federal governments continue to advance proposals and strategies to reduce emissions of greenhouse gases as a means of addressing their concerns about global warming and climate change;

WHEREAS, use of fossil fuels, within homes and to generate electricity, contribute to greenhouse gas emissions in the United States;

WHEREAS, increased energy efficiency in new and existing housing results in the reduction of greenhouse gas emissions;

WHEREAS, if Congress seeks to reduce greenhouse gas emissions through legislation, the National Association of Home Builders (NAHB) must be an advocate for a balanced plan that fairly apportions the economic impact to all producer/user sources, including existing buildings;

WHEREAS, NAHB recognizes that energy efficiency is in the best interests of the nation's population, economy, environment, security and energy independence in the long term;

WHEREAS, in the model building codes and standards arena, NAHB has long been an advocate for energy efficiency provisions that are cost-effective and affordable for home buyers throughout the nation;

WHEREAS, NAHB is committed to research, development and the use of cost-effective products and building techniques, as well as financing practices, that promote energy efficiency in new and existing buildings;

WHEREAS, greater energy efficiency is a key component of the National Green Building Program and the ANSI-approved standard that NAHB developed for home builders who voluntarily choose to engage in "green" development, design and construction;

WHEREAS, NAHB consumer surveys have repeatedly shown that a typical homebuyer expects payback on energy efficiency measures within 10 years, NAHB has policy that limits increases in energy efficiency requirements to those that provide a simple payback to the home buyer within 10 years;

WHEREAS, many energy efficiency advocates and environmental groups are pushing in Congress and the codes and standards arena for increases of 50 percent or more in the energy efficiency of all new residential construction, with the ultimate goal of net zero-energy housing; and

WHEREAS, NAHB must be proactive in this national debate and must be an advocate for energy efficiency increases that are technologically achievable and economically justified,

NOW, THEREFORE, BE IT RESOLVED that NAHB seek to limit increases in energy efficiency requirements for residential building codes to changes that are technologically achievable and economically justified;

BE IT FURTHER RESOLVED that if Congress considers legislation to reduce emissions of greenhouse gases, NAHB encourage it to implement a balanced and comprehensive plan that fairly apportions the economic impact to all producer/user sources, including existing buildings;

BE IT FURTHER RESOLVED that NAHB support efforts to achieve enhanced energy efficiency in residential buildings not limited to the building envelope, and that increases resulting from the use of more energy-efficient mechanical equipment and lighting be included in measuring the increase in overall building efficiency;

BE IT FURTHER RESOLVED that NAHB urge the consideration of cost effectiveness and impact on residential construction practices and housing affordability in the development of any code intended or otherwise mandates compliance in order to achieve increased energy efficiency in residential buildings, and performance paths shall continue to be permitted; and

BE IT FURTHER RESOLVED that NAHB urge Congress to not permit the Department of Energy to develop a federal energy efficiency code for energy efficiency in residential construction or unduly influence the code process.

If approved, this resolution will update and replace policy 2009.5 No. 1 Energy Efficiency Targets for Reductions in Greenhouse Gas Emissions that is due to expire.

Board of Directors Action:	APPROVED
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
NAHB Remodelers Board of Trustees Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Federal Government Affairs Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval
Sustainability & Green Building Subcommittee of the Environmental Issues Committee Action:	Recommends Approval
Energy & Green Construction Codes & Standards Subcommittee Of the Construction, Codes & Standards Committee Action:	Recommends Approval

Resolution No. 3

Date: 6/17/2017

City: Washington, DC

NAHB Resolution

Title: Intellectual Property
Sponsor: Design Committee
Submitted by: Sanford Steinberg

WHEREAS, the members of the National Association of Home Builders (NAHB) recognize the importance of promoting and securing intellectual property rights;

WHEREAS, intellectual property includes patents, trademarks (and service marks), and copyrights, with each of these having application to residential construction and the building process;

WHEREAS, NAHB recognizes that the federal government plays a primary role in promoting and securing intellectual property rights through various agencies including the United States Patent and Trademark Office (USPTO) and the United States Copyright Office (Copyright Office);

WHEREAS, NAHB recognizes that the role of the USPTO is to promote the progress of science, technology and the useful arts by granting patents that provide inventors with exclusive rights to their inventions for a stated statutory period and that these patents can include residential construction processes, land development plans and processes, architectural designs or other processes associated with residential building;

WHEREAS, NAHB members face a threat from low-quality patents and patents held by non-practicing entities; low-quality patents, for residential construction processes or other processes associated with home building, are those patents that have a low threshold for invention or minimally meet the statutory requirements for patentability (useful, novel or new, non-obvious, and not previously disclosed to the public);

WHEREAS, non-practicing entities are individuals or businesses who purchase patents, but do not produce any products or services related to those patents, and use their ownership in the patents to send demand letters or sue businesses claiming patent infringement with the hope of a quick cash settlement to avoid expensive litigation;

WHEREAS, NAHB recognizes the role of the Copyright Office is to administer the copyright laws for the advancement of the public good and offer services and support to authors and users of creative works by, among other things, registering copyrights to protect works of original authorship fixed in a tangible medium of expression covering both published and unpublished works, and including architectural works, home plans, and buildings, among others; and

WHEREAS, NAHB recognizes that copyrights can be claimed for residential buildings, and plans with design features and elements that are commonly used in all residential construction or that are very similar to residential buildings, and plans found throughout the United States, and that those who are already using these common design features and elements could be negatively affected by copyright infringement claims,

NOW, THEREFORE, BE IT RESOLVED that NAHB support efforts before Congress, the Administration, the Courts, and the U.S. Patent and Trademark Office to protect small businesses from low-quality patents and from the legal liability related to the granting of such patents, particularly with respect to the abusive measures taken by non-practicing entities who have purchased patents;

BE IT FURTHER RESOLVED that NAHB support similar efforts before Congress, the Administration, the Courts, and the Copyright Office to protect small businesses from copyright holders asserting infringement claims against small businesses with respect to plans that lack originality in design features and elements commonly used or found in residential construction buildings, while at the same time supporting efforts to preserve copyright holders' valid claims of infringement of protectable features and elements of their designs, plans and drawings;

BE IT FURTHER RESOLVED that NAHB work with stakeholders, including other construction industry groups, to promote higher quality intellectual property, including improved review procedures during the examination of applications for intellectual property protection; and

BE IT FURTHER RESOLVED that NAHB continue to coordinate with the various federal agencies charged with promoting and securing intellectual property rights to help ensure that the requirements for patents, trademarks, and copyrights are properly demonstrated and that intellectual property rights are not secured or claimed for inventions, features and elements in designs or marks that are already in common use in residential construction.

If approved, this resolution updates and replaces policy 2009.5 No. 6 Design Patents which is due to expire.

Board of Directors Action:	APPROVED
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Land Development Committee Action:	Recommends Approval
Custom Home Builders Committee Action:	Recommends Approval
Business Management and Information Technology Committee Action:	Recommends Approval
Design Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Construction Liability, Risk Management, and Building Materials Committee Action:	Recommends Approval
Legal Action Committee Action:	Recommends Approval
Federal Government Affairs Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval

Resolution No. 4

Date: 6/17/2017

City: Washington, DC

NAHB Resolution

Title: Forest Management Practices and Sustainable Lumber Supplies
Sponsor: Federal Government Affairs Committee
Submitted by: Justin MacDonald

WHEREAS, the members of the National Association of Home Builders (NAHB) continue to face threats from restricted supplies of softwood lumber and increased lumber prices directly related to on-going trade disputes between the U.S. and Canada, specifically with respect to softwood lumber;

WHEREAS, increases in the price and availability of building materials, such as softwood lumber, can have a dramatic effect on the affordability of housing for many Americans;

WHEREAS, NAHB recognizes that lumber consumption in the U.S. far exceeds domestic production capabilities and that alternate sources of lumber need to be found, including from public forest land in the U.S.;

WHEREAS, years-long efforts to significantly restrict the timber harvest in our national forests has required increased imports of foreign lumber, primarily from Canada;

WHEREAS, NAHB members recognize the importance of forest management best practices and sound science to manage our national forests and ensure they are preserved as renewable resources;

WHEREAS, improper forest management practices are detrimental to the overall health of our national forests, do not contribute to managed use of the forests as renewable resources, and may negatively affect the health and safety of people living near them;

WHEREAS, NAHB recognizes that the federal government plays a primary role in managing, preserving, and promoting the responsible use of the national forests;

WHEREAS, NAHB recognizes the role of the U.S. Forest Service, and the U.S. Department of Agriculture in managing the use of natural resources in the United States, and that the missions of these agencies may not be in line with best management practices and sound science in their efforts to maintain our national forests in a safe and responsible manner, resulting in detrimental impacts to the environment including increased pest infestation and damage from forest fires;

WHEREAS, the Healthy Forests Restoration Act of 2003 sought to reduce the threat of destructive wildfires while upholding environmental standards through better land management;

WHEREAS, existing U.S. Forest Service management plans appear to contain adequate provisions to protect old-growth forest ecosystems;

WHEREAS, the Roadless Area Conservation Rule (“Roadless Rule”) issued in 2001 mandates that the federal government take a one-size-fits-all approach to managing the 58.5 million acres of National Forest land, thereby usurping local input and undercutting the collaborative forest management planning process;

WHEREAS, nationwide, the reduced harvests resulting from the 2001 Roadless Rule have led to a loss of jobs, the erosion of local tax bases, and a decreasing market for housing in rural communities; and

WHEREAS the 2001 Roadless Rule has had a particularly negative impact on Alaska, devastating the economies of Ketchikan and the surrounding towns and villages, which are predominately dependent upon responsible resource development for their jobs, livelihood and economic health;

NOW, THEREFORE, BE IT RESOLVED that NAHB support responsible efforts before Congress, the Administration, the appropriate federal agencies, and in the Courts, to adopt prudent policies that ensure the public lands remain available as a renewable resource in a healthy and sustainable manner;

BE IT FURTHER RESOLVED that NAHB urge Congress to enact legislation to repeal the Roadless Area Conservation Rule;

BE IT FURTHER RESOLVED that NAHB work with stakeholders to promote forest management best practices and the use of sound science, to ensure that the health of the national forests improves and that the forests continue to be available for use as renewable resources; and

BE IT FURTHER RESOLVED that NAHB continue to coordinate with the various federal agencies charged with managing and overseeing the national forests to develop and maintain adequate timber sale volumes to meet domestic housing demands and sustainable yield goals.

If approved, this resolution will supersede the following active policies: 2008.5 No. 8 Roadless Area Conservation Rule; 2004.10 No. 14 Roadless Area Conservation Rule; 2000.9 No. 13 Forest Management Practices; 1990.9 No. 23 Multi-Use Forest Management Policy

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

Single Family Builders Committee Action:

Legal Action Committee Action:

Construction Liability, Risk Management

& Building Materials Committee Action:

Environmental Issues Committee Action:

Federal Governmental Affairs Committee Action:

APPROVED

Recommends Approval

Recommendation No. 5

Date: 6/17/2017

City: Washington, DC

NAHB Recommendation

Title: Sunset Review
Sponsor: Resolutions Committee
Submitted by: Stillman Knight

WHEREAS, the National Association of Home Builders (NAHB) has an established “sunset review” process for reviewing resolutions and recommendations adopted four years ago;

WHEREAS, the appropriate paperwork, including the current NAHB Policy Handbook and a booklet identifying all resolutions due to expire in June 2017 was available on www.nahb.org;

WHEREAS, all resolutions due to expire in June 2017 were reviewed by the appropriate committees and councils that have jurisdiction over the policy adopted or reaffirmed four years ago; and

WHEREAS, all committees and councils have submitted to the Resolutions Committee their recommendations on those resolutions adopted or reaffirmed in 2013 and due to expire in June 2017 that should be reaffirmed as active NAHB policy for another four years,

NOW, THEREFORE, BE IT RECOMMENDED that the National Association of Home Builders (NAHB) reaffirm as NAHB policy for another four years the following 41 resolutions and recommendations as outlined in the NAHB Sunset Review Handbook:

Construction and Codes

2013.10 No. 6 Federal Funding for Fire Safety
2013.6 No. 1 International Code Council - cdp ACCESS Remote Voting Program
2013.1 No. 2 Building Information Modeling (BIM)
2005.1 No. 3 NFPA One- and Two-Family Building Code

Energy and Green Building

2013.6 No. 2 Home Energy Labeling
2005.4 No. 7 Support for Voluntary Energy Programs

Environment

- 2013.10 No. 4 Water Quality Trading
- 2009.1 No. 3 Climate Change Mitigation Strategies
- 2001.9 No. 4 Water Supply Planning and Infrastructure Policy

General Government & Economic Policy

- 2013.6 No. 7 Disaster Relief and Recovery
- 2005.9 No. 4A Comprehensive Reform of Immigration Laws
- 2005.4 No. 16 Supporting America's Veterans
- 2005.1 No. 7 Making Eco-Terrorism a Crime
- 1989.1 No. 8 Interest Rates and Monetary Policy

Home Environment

- 2009.5 No. 3 Policy on Radon

Housing Finance

- 2013.10 No. 2 EB-5 Immigrant Investor Program
- 2013.10 No. 3 Crowd Funding for AD&C Financing
- 2013.6 No. 8 Ensure Availability of Acquisition, Development and Construction Credit
- 2013.6 No. 9 Support of FHA
- 2013.1 No. 3 Tax Treatment of Securitized AD&C Loans
- 2005.1 No. 2 Addressing the Adverse Impact of Accounting Standards on Housing Finance System
- 1997.5 No. 6A Expansion of Commercial Bank Powers
- 1997.1 No. 12 Preserving a System of Locally Based Depository Institutions

Housing Programs

- 2005.4 No. 4 Federal Housing Choice Voucher Program Reform
- 1993.5 No. 12 Flexibility in the Use of HUD Community Development Block Grant Funds
- 1989.5 No. 30 Housing Data

Labor

- 2013.10 No. 5 Crystalline Silica
- 2013.10 No. 9 US Dept of Labor Persuader Regulation
- 2013.6 No. 4 Employment Verification
- 2013.6 No. 6 Family Medical Leave
- 2001.6 No. 1 Support for Job Training Tax Credits

Land Development

- 2009.10 No. 4 NAHB's Smarter Growth Policy Statement: Building Better Places to Live, Work and Play
- 2005.9 No. 6 Preserving Private Property Rights

Recommendations/Internal Directives

2009.10 No. 3 Interior Designer Licensing

2009.5 No. 2 Endorsement of Presidential Tickets by Senior Officers

Tax

2009.5 No. 11 Expanding Investor Market for Low Income Housing Tax Credits

2009.5 No. 12 Providing Affordable Housing for Rural Americans

2009.1 No. 4 Exempt Loan Restructuring From Income Taxation

2005.4 No. 8 Modify Income Limits in the LIHTC and Tax-Exempt Bond Programs

2005.1 No. 8 Exit Tax Relief

1997.5 No. 3 Like Kind Exchange -- Section 1031 of Internal Revenue Code

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

APPROVED

Recommends Approval

Recommends Approval

Recommendation No. 5

Title: Sunset Review

Check one of the four boxes below:

- This recommendation requires additional budget appropriations, which will be presented and considered as part of NAHB's normal budget review process. The amount of the new budget request to be presented to the NAHB Budget Committee is _____.
- The above recommendation can be implemented using already approved budget and staff resources, but may require some shifting of priorities in terms of staff time and other resources. The preliminary cost estimates for implementing the above recommendation are (**bold** one):
 - Less than \$20,000.
 - Between \$20,000 and \$50,000.
 - Between \$50,000 and \$100,000.
 - More than \$100,000.
- Impractical to provide a preliminary cost estimate at this time.
- No cost implications.

Resolution No. 7

Date: June 17, 2017

City: Washington, DC

NAHB Resolution

Title: FEMA's "50% Rule" for Substantial Improvement/Damage Repair
Submitted by: Stephen Albert

WHEREAS, many homeowners who wish to renovate, remodel, maintain or repair their homes discover that the National Flood Insurance Program (NFIP) limits the allowable amount of work that can be done if their homes are located within the 100-year floodplain;

WHEREAS, the NFIP's "50% Rule" requires that if the costs of any "substantial improvement" to a structure within the 100-year floodplain, including reconstruction, rehabilitation, addition, or other improvement exceeds 50% of the market value of the building, that structure must be brought up to current floodplain management standards;

WHEREAS, the Federal Emergency Management Agency's (FEMA) regulations direct the state/local officials to determine if a project meets the "substantial improvement" threshold by comparing the cost of the improvement with the market value of the building and allows state and local officials to determine a project meets the 50% mark if the cumulative total of all projects on the structure over a specified period of time exceeds the trigger;

WHEREAS, the cost of the project means all structural costs, including all materials, labor, built-in appliances, overhead, profit, and repairs made to the damaged areas of the building worked on at the same time;

WHEREAS, in identifying those elements that are to be included in determining project cost, FEMA specifically distinguishes a building's structural elements from its interior finishes and utility service equipment;

WHEREAS, structural project costs are those related to the essential functions and soundness of the building and specifically include foundations/footings/pilings, monolithic/concrete slabs, bearing walls/tie beams/trusses, floors/ceilings, interior partition walls, and attached decks/porches, among others;

WHEREAS, interior finish and utility service equipment costs are generally those associated with dispensable, non-structural, more easily replaceable items that may commonly be associated with maintenance and repair projects, such as built-in bookcases, cabinets, countertops, appliances, HVAC, light fixtures/ceiling fans, wall finishes, windows, doors, security systems, and more;

WHEREAS, this broad inclusion of building elements that have no bearing on the structural integrity of a building, coupled with the ability to count multiple projects, can make the cost of a

modest renovation or repair project exceed 50% of the home's market value for many homeowners, thereby triggering the need to elevate the home to, or above, the applicable Base Flood Elevation or Design Flood Elevation;

WHEREAS, the 50% Rule's elevation requirements are inherently costly, inefficient, burdensome, and ill-suited to be applied to the aged housing stock, impeding necessary and desired renovations, repairs, and maintenance; relegating thousands of homes to disrepair and/or tear-down status; and subjecting low-moderate income earners, retirees, and the elderly to bear the brunt of the rule's rigid requirements;

WHEREAS, removal of the interior finish and utility service equipment costs from FEMA's list of Substantial Improvement/Damage structural cost factors and limiting the determination to a per project basis would more realistically reflect the costs to improve a structure, without undermining the integrity of the underlying purposes of the 50% rule;

WHEREAS, more realistically accounting for the costs associated with substantial improvement, can encourage and facilitate necessary repair, maintenance and renovation activities and ensuring thousands of homes remain appealing to and viable for the next generation of home buyers, thereby contributing to healthy home sales and commerce;

NOW, THEREFORE, BE IT RESOLVED that National Association of Home Builders (NAHB) urge Congress and FEMA, in implementing the 50% Rule, to limit the calculation of project cost to only those structural elements necessary to the structural integrity of the building;

BE IT FURTHER RESOLVED that NAHB urge FEMA to:

1. Allow local floodplain managers and others tasked with administering FEMA's 50% Rule to exclude interior finish and utility service equipment costs in calculations supporting implementation of the 50% Rule; and
2. Discourage local jurisdictions from counting multiple projects to trigger the 50% threshold.

Please note: This resolution was submitted after the deadline and will require a two-thirds majority vote for approval by the Board of Directors.

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

Construction, Codes & Standards Committee Action:

State and Local Government Affairs Committee Action:

NAHB Remodelers Board of Trustees Action:

Federal Government Affairs Committee Action:

APPROVED

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval