



2025 LEGISLATIVE POLICY AGENDA





Emilykaye Mitchelson
2025 President
Oklahoma REALTORS®

A Note From Oklahoma REALTORS® 2025 President Emilykaye Mitchelson

Welcome, REALTORS®, to the 60th Oklahoma Legislature! I'm Emilykaye Mitchelson, the Oklahoma REALTORS® 2025 President. Oklahoma REALTORS® have had more than just a single unforgiving minute in the last year, and we have more than run our race. Through a myriad of trials and tribulations, we have stood our ground and we remain the premier real estate-focused trade association in Oklahoma. We know that 2025 will be a better year than 2024 was, and we are ready to face it head on.

We've had many major advocacy successes over the past several years, and we anticipate many more in the years to come. We were instrumental in 2024 in the passage of legislation preventing seniors from being scammed with long-term listing agreements, securing defined language in buyer-broker agreements that ensured strong standards in the market for REALTORS® and homebuyers, and removing racially restrictive covenants in deeds and plats. We've played in the education space for Oklahoma's young people, supporting bills which ensure that they are prepared to tackle the financial challenges of life through required financial training for high school students. And we've partnered with our friends at the Oklahoma Land Title Association to strengthen the abstracting market and ensure that the harmony between our organizations continues to exist well into the future.

As we enter the 2025 Legislative Session, remember the trust that your clients have put in you to represent them as you help them in their search for their homes. Home is not just a place that we buy or lease—it is an idea that gives us comfort and shelters us from the storms of life. As REALTORS®, we are a small but important part of the comfort that is brought to people through homeownership. Let's join together in 2025 and continue to ensure that we are a prominent part of that fulfillment for our clients and the communities that we serve.



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Oklahoma REALTORS® Staff Contacts

BRYAN HUTCHINSON

CEO/AE

bhutchinson@okrealtors.com

JERROD SHOUSE

Contract Lobbyist

jerrod@shouseconsulting.com

WILL ROBERTS

Sr. Director of

Government Affairs

wroberts@okrealtors.com

(405) 684-7105

THE REAL ESTATE IMPACT

13,140 MEMBERS

*Oklahoma's largest
trade association*



\$37,500,000,000

*Value added to the
state economy from
real estate and
related industries*



\$80,300

*Average economic
impact of each real
estate transaction*



12.8%

*Percentage of the
Oklahoma economy
for which real estate
accounts*

2025 IMPORTANT ADVOCACY & ASSOCIATION DATES

February 3: 60th Legislative Session Begins

February 11: Municipal Primary Elections

March 14-16: NAR Region IX Conference (*Little Rock, AR*)

April 1: Municipal General Elections

May 30: 60th Legislative Session Adjourns (*Sine Die*)

May 31-June 5: REALTOR® Legislative Meetings (*Washington, D.C.*)

October 6-8: Oklahoma REALTORS® Annual Conference (*Tulsa, OK*)

November 12-17: NAR NXT (*Houston, TX*)

2025 Oklahoma REALTORS® Legislative Agenda

Oklahoma REALTORS® are dedicated to creating the environment for our members to help people buy, sell, and lease real property in Oklahoma. Our legislative priorities for 2025 adhere to our core mission and ensure that the values of Oklahoma, of which private property is a core tenet, remain protected and promoted well into the future of the state.

Owners' Associations Standards & Transparency

- Oklahoma lacks a set of HOA operation and reporting standards, confusing homebuyers as to what the rules of their HOAs are, or will be, and making potential buyers and property owners subject to unclear oversight from unelected, quasi-governmental entities with direct influence over their property.
- Modernizing HOA law will ensure proper due process and consumer protection for homeowners and provide a balance between private property rights and local community standards.

Broker Compensation Disclosure Agreement

- Following the passage of legislation requiring *all licensees* to disclose compensation to buyers (not just REALTORS®), Oklahoma REALTORS® are seeking further legislation that requires all licensees representing buyers to enter into written buyer broker agreements prior to touring homes.
- Required terms to be memorialized in the agreement will include the length of the agreement and the compensation agreed to by the parties.

Oklahoma Housing Opportunities Commission

- Oklahoma REALTORS® support the facilitation of specifically targeted investments in community infrastructure through a coordinating commission, established by a legislatively-appropriated fund, whose mandate is to make recommendations on targeted investments in underserved areas for expansion and maintenance of aging infrastructure. The commission would also be authorized to seek and receive any federal funding which is earmarked under the commission's mandate.
- Oklahoma REALTORS® are seeking to redefine housing readiness, build out infrastructure, and find creative solutions to develop housing which meet Oklahomans' needs and support municipalities in the pursuit of the same goals.

Meet Oklahoma's 60th Legislature!

What goes on at the State Capitol impacts you and your business! Knowing your state legislators better informs you about what's going on at the Capitol during Legislative Session. Find **your** legislator by scanning the QR code here or visiting <https://shorturl.at/oY2LI>.



POLICY GUIDE: *Economic Development & Taxation*

*Real estate investment is a significant and essential sector of the Oklahoma economy. Oklahoma REALTORS® is focused on economic development in urban and rural areas, including a specific focus on creating attainable housing opportunities. Revitalizing our aging housing stock and creating revived living spaces across the state is crucial to ensure that lower-income Oklahomans don't get left behind as the state experiences great economic growth. Oklahoma also needs further investment in infrastructure so that communities across the state don't fall behind in maintaining the places where Oklahomans eat, sleep, and work. **Oklahoma REALTORS® support a low state and local tax burden on all businesses and individuals.***

Infrastructures for Business Growth

- Support reforms in the workers' compensation laws while ensuring real estate licensees paid on a commission basis remain exempt
- Promote housing opportunity and affordability throughout the state and seek new resources
- Support significant tort reform
- Monitor legislation restricting the business use of telecommunications systems
- Monitor tax incentives and tax credits for corporations and small businesses to ensure continued economic and housing growth

Tax Structures

- Support meaningful ad valorem tax reform to assure fair and accurate assessment, levy and collections procedures that encourage real estate investment
- Support the repeal of taxation on the transfer of business personal property in commercial real estate transactions
- Support the repeal of the estate tax
- Assist local boards and associations in any manner to ensure local governments do not impose additional licensing/signage/transfer fees on REALTORS® as a condition of doing business within the jurisdiction
- Oppose any sales taxation of professional services including those of REALTORS®
- Oppose any effort to increase the documentary stamp tax for any purpose
- Monitor and strive to analyze all tax-related legislation and tax increases coming before a vote of the people on a real estate and business impact basis. Study any proposal that would eliminate the state income tax and any impact on the real estate industry
- Support legislation creating home buyer savings accounts designed to help save for a down payment and closing costs for first-time participants in the "American Dream"
- Monitor the Tax Credit Incentive Evaluation Commission recommendation process

Miscellaneous

- Support efforts to prohibit private real estate transfer fees
- Support efforts to increase financial literacy education in Oklahoma's secondary schools system
- Provide staff and membership support to the National Association of REALTORS® lobbying efforts on national issues
- Monitor the development of ethics rules and laws that affect campaign contributions and regulation of political action committees; Oklahoma REALTORS® shall work to ensure restrictions are not unduly cumbersome and exclusionary
- Monitor legislation regarding data and privacy breaches
- Monitor burdensome laws that negatively affect home affordability

POLICY GUIDE: *Land Use & Environmental Issues*

Property owners should remain free to use their land how they see fit, without onerous government interference or oversight of their assets.

Oklahoma REALTORS®' priorities are land, water, and air quality, as is the preservation of our natural resources – each of these resources must be balanced with the rights of property owners so that any potential burdens are not onerous for either.

- Protect private property rights and support the elimination of impediments to property ownership
- 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 buildings
- Support private property rights laws that require state agencies to analyze rules and regulations to determine whether those rules and regulations result in a "constitutional taking" that require just compensation
- Support state programs that provide tools to local governments that encourage collaborative and regional comprehensive planning while supplementing, rather than displacing, local control and decision making
- Oppose legislation that unduly and unnecessarily restricts the use of private property or imposes unreasonable financial burdens on property owners
- Monitor proposed legislation and/or regulation relating to further disclosure of any known moisture and mold problem or condition by real estate brokers and property managers
- Monitor proposed changes to termite treatment standards and applicator regulations
- Monitor legislation regarding surface; water; mineral; natural resources; or, air rights issues
- Monitor and analyze legislation and/or regulation relating to growth management strategies of urban areas that restrict the use of private property
- Monitor the list of endangered species for Oklahoma and possible impact on private use of land
- Monitor legislation and/or regulation relating to remediation standards and additional disclosures for properties used for the manufacturing of methamphetamines
- Monitor proposals dealing with eminent domain
- Monitor legislation regarding earthquake damage to real property and evaluate the potential effect on property owner's insurance and property value



L to R: Governor Stitt signs HB3318 into law, preventing unfair service agreements (lasting longer than one year) and predatory entities from preying on Oklahoma's elderly; 2024 Capitol Conference tours at the State Capitol; REALTOR® members meet with U.S. Representative Frank Lucas at REALTOR® Legislative Meetings

POLICY GUIDE: *State Regulation of the Real Estate Industry & Real Estate Law*

Increased consumption and expanding markets will result in continued efforts to regulate the real estate industry and support services. Oklahoma REALTORS® are aware of the increasing consumer scrutiny of REALTORS® and the cost and necessity of services provided. Oklahoma REALTORS® will work in conjunction with Oklahoma Real Estate Commission (OREC) to ensure licensing laws and rules balance the needs of the consumer with the economic concerns of licensees.

Real Estate Licensing Laws

- Support current licensing laws as they relate to applicants with felony convictions
- Support license reciprocity with other states
- Oppose the consolidation of OREC functions with other state agencies
- Oppose the creation of any specialty permits under real estate licensing laws as restrictive and unnecessary
- Monitor legislation relating to unbundled services in the real estate industry
- Support the registration of approved broker associate "team" or group" names
- Monitor the Broker Relationship Act as needed

Real Estate Business Activities

- Support sustaining licensing requirements for closing companies that allow real estate licensees to close their own in-company transactions
- Support state law allowing the utilization of an electronic notary public
- Support open ownership of title insurance agencies that encourages competition and protects the public interest
- Support changes to the abstracting laws of Oklahoma to ensure they are fair and affordable to Oklahoma property owners
- Support changes in the title insurance laws that eliminate the requirement for an abstract in the issuance of a title insurance policy
- Support efforts to digitize county records
- Oppose any mandatory requirement that an attorney or attorney's representative be present or involved in any aspect of the real estate transaction
- Oppose state-imposed limits or restrictions placed on "controlled business arrangements" regulated under RESPA
- Oppose efforts that would inhibit access to public records
- Oppose state legislation and/or regulation that attempts to erode the definition of "independent contractor" relating to exemptions available for REALTORS®
- Oppose legislation that would allow banks and other financial institutions entry into the real estate brokerage or property management business
- Monitor legislation and/or regulation that would potentially impact the availability and/or affordability of property insurance
- Monitor legislation regarding the activities involved in the closing of a real estate transaction. Such activities include but are not limited to: inspections; appraisals; abstracting; title insurance; mortgage origination; mortgage companies and homeowner's insurance; and, other related trades
- Oppose legislation making property owners/managers liable for criminal activity occurring on their property
- Support real estate licensees being utilized to provide real property market valuation for "sheriff sales"
- Monitor legislation regarding the commercial or governmental use of drones

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.
- Monitor efforts to mandate property registration and/or inspections of rental properties.
- Oppose required inspections on properties in conjunction with the issuance of occupancy permits.
- Monitor legislation that would require property owners to provide storm shelters and/or evacuation plans to tenants.
- Monitor legislation regarding disclosure.
- Oppose buyer inducements.
- Monitor legislation regarding property management and the Oklahoma Landlord Tenant Act.



okrealtors.com | @okrealtors
support@okrealtors.com | (405) 848-9944

