



State of Idaho
Ben Ysursa
Secretary of State

LOBBYIST ANNUAL REPORT FORM

To Be Filed By:
L-2 LOBBYISTS
(Sec. 67-6619)

Page _____ of _____ Page(s)
THIS SPACE FOR OFFICE USE ONLY

06 JAN 31 PM 2:50
SECRETARY OF STATE
STATE OF IDAHO

(Type or print clearly in black ink)
See instructions at bottom of page

| | | |
|---|--------------------------|--|
| Lobbyist's name and permanent business address Alex S. LaBeau 1450 W Bannock Boise, ID 83702 | Date prepared 1/30/05 | Period covered <input checked="" type="checkbox"/> year ending (Mo.) (Day) (Yr.) 12 31 05 |
|---|--------------------------|--|

| Category of Expenditure Reimbursed Personal Living and Travel Expenses Pertaining to Lobbying Activity Do Not Have to be Reported | * Total Amount for All Employers | Proportionate amounts contributed by each employer (Identify employers, under Item 3, at bottom of page.) | | | |
|--|-------------------------------------|--|----------------|----------------|----------------|
| | | Employer No. 1 | Employer No. 2 | Employer No. 3 | Employer No. 4 |
| Entertainment | \$ 2,463.76 | \$ 2,463.76 | \$ _____ | \$ _____ | \$ _____ |
| Food and Refreshment | _____ | _____ | _____ | _____ | _____ |
| Living Accommodations | _____ | _____ | _____ | _____ | _____ |
| Advertising | _____ | _____ | _____ | _____ | _____ |
| Travel | 204.00 | 204.00 | _____ | _____ | _____ |
| Telephone | _____ | _____ | _____ | _____ | _____ |
| Other Expenses or Services | _____ | _____ | _____ | _____ | _____ |
| Total | \$ 2,667.76 | \$ 2,667.76 | \$ 0.00 | \$ 0.00 | \$ 0.00 |

*When the number of employers you are reporting for requires multiple L-2 forms to be filed a total amount for all employers should be entered on Page 1.

| Item 2 | Date | Place | Amount | Names of Legislators & Public Officials in Group |
|--------|------|-------|--------|--|
| | | N/A | | |

POSTED

Continued on attached page(s)

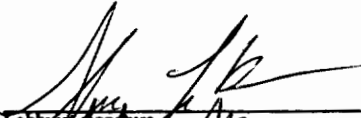
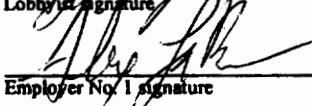
| | | |
|---|--------|--|
| <p align="center">INSTRUCTIONS</p> <p>Who should file this form: Any lobbyist registered under Section 67-6617 Idaho Code.</p> <p>Filing deadline: Annual report is due on January 31st.</p> <p>TO BE FILED WITH: Ben Ysursa Secretary of State PO Box 83720 Boise, ID 83720-0080 Phone: (208) 334-2852 Fax: (208) 334-2282</p> | Item 3 | Employer(s) Name(s) and Address(es) |
| | No.1 | Idaho Association of REALTORS 1450 W Bannock, Boise, ID 83702 |
| | No.2 | |
| | No.3 | |
| | No.4 | |

| | | | |
|-----------|---|--------|---|
| Item 4 | Expenditures made by the lobbyist or by the lobbyist's employer in the nature of contributions of money or other tangible or intangible personal property to any Legislator, or for or on behalf of any legislator. | | |
| | Date | Amount | Name of Legislator Receiving or Benefited |
| | | N/A | |

| | | | |
|---------------------------|--|--|--|
| Item 5 | Subject matter of proposed legislation, the number of the Senate or House Bill, Resolution or other legislative activity in which the Lobbyist was supporting or opposing. | | |
| Subject Code (from table) | Bill, Resolution or Other Legislative Ident. Number | Appropriation Bill Number and Section Number | |
| | See Attached | | |

LEGISLATIVE SUBJECT IDENTIFICATION

- | | |
|--|---|
| Code Subject | Code Subject |
| 01 Agriculture, horticulture, farming, and livestock | 17 Health service, medicine, drugs and controlled substances, health insurance, hospitals |
| 02 Amusements, games, athletics and sports | 18 Higher education |
| 03 Banking, finance, credit and investments | 19 Housing, construction, codes |
| 04 Children, minors, youth, senior citizens | 20 Insurance (excluding health insurance) |
| 05 Church and religion | 21 Labor, salaries and wages, collective bargaining |
| 06 Consumer affairs | 22 Law enforcement, courts, judges, crimes, prisons |
| 07 Ecology, environment, pollution, conservation, zoning, land and water use | 23 License, permits |
| 08 Education | 24 Liquor |
| 09 Elections, campaigns, voting, political parties | 25 Manufacturing, distribution and services |
| 10 Equal rights, civil rights, minority affairs | 26 Natural resources, forest and forest products, fisheries, mining and mining products |
| 11 Government, financing, taxation, revenue, budget, appropriations, bids, fees, funds | 27 Public lands, parks, recreation |
| 12 Government, county | 28 Social insurance, unemployment insurance, public assistance, workmen's compensation |
| 13 Government, federal | 29 Transportation, highways, streets and roads |
| 14 Government, municipal | 30 Utilities, communications, televisions, radio, newspaper, power, CATV, gas |
| 15 Government, special districts | 31 Other (please specify) _____ |
| 16 Government, state | |

 1/31/06
 Lobbyist signature Date
 1/31/06
 Employer No. 1 signature Date
 _____ Date
 Employer No. 2 signature Date
 _____ Date
 Employer No. 3 signature Date
 _____ Date
 Employer No. 4 signature Date

CERTIFICATION: I hereby certify that the above is a true, complete and correct statement in accordance with Section 67-6624 Idaho Code.

Idaho Association of REALTORS Legislative Action Summary
Apr. 7, 2005

| Bill Number and Description | IAR Position on the Issue | Current Status |
|---|---------------------------|----------------------------|
| SENATE BILLS | | |
| S-1008 Branch Manager Legislation and BCOO Classes by IREC: This bill would make completion of the Business Conduct and Office Operations class a prerequisite to becoming licensed as a firm's Designated Broker or Branch Office Manager. It would also require that any Branch Office Manager be licensed as an associate broker, rather than merely having a salesperson's license plus two years' experience. | SUPPORT | LAW |
| S-1009 E&O Insurance Cap by IREC: This bill would increase the maximum premium IREC can contract for E&O insurance at from \$140 to \$200. | NEUTRAL | LAW |
| S-1010 Housekeeping Legislation by IREC: This is the IREC's "Annual Housekeeping Bill." This bill will correct inconsistencies existing within the chapter, move administrative rules into the statute; and update provisions to conform to current technology, business practices, and changes in state law. This bill also clarifies the educational requirements for renewing an active real estate license, and the consequences and penalties to a licensee who renews his license without having first met those requirements. The bill also shifts responsibility to the real estate schools to ensure that the courses being offered for continuing education credit are taught by competent instructors. The bill further authorizes brokerages and professional associations to restrict their certified course offerings to members. | SUPPORT | LAW |
| S 1122 Meth Lab Cleanup Standards: This legislation would allow the department on Health and Welfare to establish standards for cleaning up meth labs, would provide a process to get on and off a list of properties, and would provide immunity from civil prosecution for owners who clean the property up according to the standards. | SUPPORT | LAW |
| S1183 GARVEE BONDING: This legislation authorizes the Idaho Transportation Board to use federal-aid highway funds to pay the principal, interest, and other debt service costs incurred from bonds issued by the State to finance a specified list of eligible highway projects. The Board may select and designate specific transportation projects to be funded with bond proceeds from a list of eligible projects. A 1995 federal law allows states to use their apportioned federal-aid funds as a debt-financing instrument known as "GARVEE" (Grant Anticipation Revenue Vehicle) Bonds. The average term of most bonds would likely be eighteen years. Presently, Idaho receives approximately \$220 million a year from federal fuel tax revenues. This legislation authorizes the Idaho Housing Finance Association (IHFA) to issue GARVEE bonds then approved by the Board of Transportation. IHFA would manage all aspects of the issuance and servicing of the bonds. This legislation would amend the IHFA enabling statute to authorize the issuance of GARVEE bonds. | SUPPORT | To Governor |
| HOUSE BILLS | | |
| HCR 13 Rejecting Department of Insurance Rule No. 18-0156-0401 Relating to Title Companies: This concurrent resolution would reject certain pending rules of the pending rules of the Department of Insurance relating to rebates and illegal inducements to obtaining title insurance business. The effect of this resolution, if adopted by both houses, would be to prevent the agency rules from going into effect. The proposed rule would have made it illegal for trade associations to solicit sponsorships from title companies in Idaho. | SUPPORT | PASSED - LAW |
| H 65 Sales Tax on Services: This bill enacts the "Idaho Economic Recovery and Sales Tax Reform Act of 2005" which reduces the Sales and Use Tax from six percent (6%) to four percent (4%). It repeals certain Sales and Use Tax exemptions and subjects certain services to the Sales and Use Tax, with the result that there is a new gain of \$61,300,000 in tax revenues to the state. | OPPOSE | Interim Committee |
| H 109 Property Tax Exemption over 65: This legislation would allow a home occupied by a 65 year old resident to receive a deferment of annual tax increases above two percent until the 65 year old resident moves out, dies or rents the residence. At that time the deferred taxes become due and they are payable within six months of vacating the premises. The deferred taxes shall be a lien upon the premises. | OPPOSE | Interim Committee |
| H 124 Property Tax Exemption over 70: The purpose of this legislation is to provide the owner-occupied homestead used as the primary dwelling place of an individual who is at least seventy (70) years of age and who is the record owner holding title or who has retained or been granted a life estate, may apply for an exemption from the property tax on that property each year. If the owner dies, after the exemption has been approved, it shall be in force for the rest of the year. | OPPOSE | Interim Committee |
| H 137 Homeowner's Association Fining Ability: This bill amends Idaho Code to provide for special assessments against real property for the enforcement of a validly created and recorded rule, regulation, covenant, condition, or restriction of a homeowner's association. Essentially, this legislation would clarify the right of a homeowner's association to charge a fine to members for cause. | NEUTRAL | FAILED - House Floor 34-36 |

Idaho Association of REALTORS Legislative Action Summary
Apr. 7, 2005

| | | |
|--|-----------------------|---------------------------------|
| <p><u>H 163 Contractor Registration:</u> Provides for a process to register contractors in Idaho. HB 163 will create a registration system for contractors and would require that all contractors be registered with the state Bureau of Occupational Licenses. It would provide a mechanism for the state to remove contractors who prove to be incompetent, dishonest, or unprincipled from the registry. Application for registration would require a statement disclosing whether any person with an ownership interest in the business has ever been suspended or prohibited from practicing construction in Idaho or any other state. It would require proof that the applicant has complied with Idaho's workers compensation law, and that the applicant has a general liability insurance policy in an amount not less than \$300,000.</p> | <p>SUPPORT</p> | <p>LAW</p> |
| <p><u>H 165 Capital Gains Holding Period Reduction:</u> This measure would shorten the holding period required for Real Estate transactions from eighteen(18) months to twelve(12) months to qualify for long-term Capital Gains taxation. This proposal would bring Idaho into Federal Internal Revenue Service compliance for tax treatment of long term capital gains.</p> | <p>SUPPORT</p> | <p>LAW</p> |
| <p><u>H 166 Circuit Breaker Relief:</u> This legislation increases the income threshold for the determination of circuit breaker eligibility to \$25,000 per person for the year 2005.</p> | <p>SUPPORT</p> | <p>Interim Committee</p> |
| <p><u>H 224 Qwest Deregulation Bill:</u> This proposal will permit currently regulated telephone companies, to transition into a technologically and competitively neutral communications market environment and away from a state-created monopoly regulatory environment, created by the state in 1913. Changes in federal and state law eliminated the monopoly status of Idaho's regulated telephone companies by opening the previously protected territories to all competitors and mandating "network-sharing" with their unregulated competitors. In addition, the digital revolution has made possible the dramatic growth in wireless usage, the steady increase in cable telephony, the rise of Voice-Over-Internet Protocol (VOIP) services, and the explosion of electronic messaging, none of which are regulated by the state. A dynamic and contestable marketplace now exists in Idaho. This legislation will allow Idaho's regulated telephone companies to forego the former monopoly based regulation, and, following a transition period of up to five years, be a full participant in the competitive communications marketplace.</p> | <p>SUPPORT</p> | <p>LAW</p> |
| <p><u>H 241 - Expand Homeowner's Exemption:</u> This legislation increases the homeowner's exemption value limit from \$50,000 to \$70,000, while retaining the 50% of market value cap. The exemption may also include up to 20% of the residential land value. A portion of land value is included to prevent a shift to the low value improvement owner who would not otherwise realize a benefit.</p> | <p>OPPOSE</p> | <p>Interim Committee</p> |
| <p><u>H 242 - Expand Homeowner's Exemption:</u> This legislation would expand the homeowner's exemption from \$50,000 to \$75,000.</p> | <p>OPPOSE</p> | <p>Interim Committee</p> |
| <p><u>H 243 - Expand Homeowner's Exemption:</u> The purpose of this legislation is to provide property tax relief by increasing the amount of the Homeowner's Exemption for those over the age 65 and by expanding its application to the land directly associated with the residential improvement. The relief is provided in three increments. First, it retains the Homeowner's Exemption for all owner-occupied residences at the present \$50,000 level but expands its applicability to the land. Second it authorizes an increase in the Homeowner's Exemption to \$75,000 for all persons 65 years of age whose income is less than \$33,090 per year. Third, this legislation makes a \$75,000 Homeowner's Exemption available to special categories of people of any age, who have an annual income of no more than \$33,090, including: Widow(er), Blind, former Prisoner of War/Hostage, Veteran with a 30 percent or more of service connected disability or a Disabled Person recognized by the Social Security Administration, Railroad Retirement Board or Federal Civil Service.</p> | <p>OPPOSE</p> | <p>Interim Committee</p> |
| <p><u>H 298 - Public Improvement Districts:</u> This legislation provides for the formation of a public infrastructure improvements district by a petition filed by 100% of the owners of all the land in which the proposed district would be located. A district would be formed for the purpose of building new public infrastructure improvements to serve new growth and development, and to provide for the payment of those costs by the new growth and development.</p> | <p>SUPPORT</p> | <p>Passed House</p> |
| <p><u>H 254 - Property Tax on Aq Lands:</u> This legislation addresses some concerns regarding the current exemption for property taxes on land under development that is still being used for ag purposes. The bill would provide for a developer discount to be stepped down over 10 years.</p> | <p>SUPPORT</p> | <p>To Governor</p> |
| <p><u>H275 - Property Tax Deferral:</u> This legislation would provide property tax relief for homeowners who have lived in their home for ten continuous years or more. The assessed value of their home would be frozen as of January 1st of the year they applied and qualified. They would continue to pay taxes on the frozen assessed value, at current levy rates, as long as they remained in the home. Taxes would continue to be calculated as if there was no freeze, and the deferred taxes would be a lien on the property.</p> | <p>OPPOSE</p> | <p>Interim Committee</p> |
| <p><u>H279 - New Construction Property Tax:</u> This bill removes local government's ability to add new construction to their tax roles above the 3% cap.</p> | <p>MONITOR</p> | <p>Interim Committee</p> |
| <p><u>H281 - Surface Water Land Use:</u> This legislation requires use of surface water for irrigation on lawns and landscaping when available. The sponsors of the legislation are concerned about the use of groundwater for irrigation in new subdivisions when surface water is available.</p> | <p>MONITOR</p> | <p>To Governor</p> |

Idaho Association of REALTORS Legislative Action Summary
Apr. 7, 2005

H307-County Sales of Property: The purpose of this legislation is to provide for the distribution of the proceeds of a tax deed sale that is equitable and in conformance with common sense and fair play. As the law currently stands, when a property is sold at tax deed, 100 percent of the proceeds are distributed among the various taxing districts associated with the property. None of the proceeds are distributed to the record owner and the record owner loses his entire equity. This bill would provide that after the various taxing districts are made whole for any delinquent taxes and fees, and after any perfected liens have been paid, that the record owner would receive any funds that remain. The legislation also provides for a 3 percent penalty on the gross sale amount to be paid to the county if the record owner had made no reasonable attempt to cure the delinquency or to sell the property prior to the tax deed sale. It also provides that the remaining proceeds shall be distributed to the county if no claim has been made for the funds within a 3 year period of the sale.

OPPOSE

**Failed - House
Floor 32-36**

H319-Property Tax Exemption: Adds to existing law to exempt from the property tax the market value of all property of a person in excess of eight hundred million dollars within a single county. In order to receive the exemption, the property tax payer must continue to make annual investments in infrastructure of at least \$25 Million, and have at least 1500 employees.

SUPPORT

LAW
