

HBANews



April 2019

April Membership Meeting

Date: April 10th

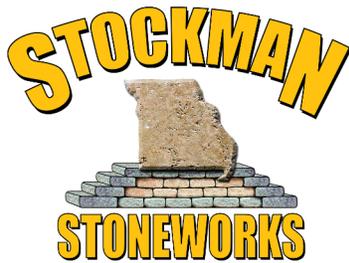
Time: Social at 6 pm Dinner at 7 pm

BBQ Sloppy, BBQ pulled Chicken Roasted Red Potatoes

Mac and Cheese with a waffle cone and Buttered Corn

Location: Stockman Stoneworks 3918 Stockman Ln Jefferson City

Cost: \$15



Program & Sponsor

Stockman Stoneworks is excited to open there new showroom for tours. They will talk about new product lines such as lights, furniture, stone and being an ACME Brick distributor. Lastly their upcoming expansions plans

LEADERSHIP

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Brice Bernskoetter

1st Vice President

Jason Otke

2nd Vice President

Brice Ready

Secretary

Donna Viessman

Treasurer

Dan Lewis

Past President

James Stark

Board Members

Jared Buetcher, Adam Boessen,
Tim Wilbers, Ryan Classpill, Jeff
Hoelscher, Tom Distler and Lisa
Lehman

HBA of MO Rep- Jason Otke



Save the Date for the

Annual HBA BBQ & Silent Auction

Tickets available in advance.

\$15

Wednesday, June 12th

Memorial Park



RSVP by June 7th
to the HBA Office
635-6001

Dinner
6:00-7:30 pm
Carry-Outs Available
starting at 5:15 pm



Joel Mietzner wins Donald Mueller Award

Every year the Home Show Committee chooses an individual who has displayed unselfishness, honesty and dedication in their efforts while serving on the Home Show Committee.

The recipient of the award designates a charity and a check for \$100 is donated in their name.

This year the Home Show Committee chose Joel Mietzner. Joel has been serving on the Home Show Committee since 2011 taking great care of the food court and exhibitor breakfast and was the 2019 Chairman. Joel has chosen the HBA Scholarship Program to receive the donation. Congratulations to you and thank you for all you did for the 2019 HBA Home Show!

Donald Mueller Award Past Recipients

- 2001: Home Show Committee
- 2002: Carol Griffin, Ken Otke Construction
- 2003: Tina Davis, Scruggs Lumber Company
- 2004: Jeff Hoelscher, Hoelscher Enterprises
- 2005: Kitrina Meyer, Jefferson Bank
- 2006: Leon Muenks, Leon Muenks Insulation, LLC
- 2007: Heather Hagner, River Region Credit Union and Carrie Hayes, LL Lewis Construction
- 2008: Glenda Ruffner, Ruffner Homes Construction Administrative Services LLC
- 2009: Sandra Forbis and Donna Viessman, Imagemark Marketing and Advertising
- 2010: Ron Lehman, Knapheide Truck Equipment Center
- 2011: Gwynn Ready, Associated Real Estate Group
- 2012: Art and Nancy Rice, Hillers Creek Subdivision
- 2013: Jennifer Gerling, Wallstreet Group
- 2014: Lisa Luebbering, PEP Waterproofing
- 2015: Tim Wilbers, Midwest Block & Brick and Adam Mietzner, EcoWater
- 2016: Angie Zimmerman, Martellaro MMG
- 2017: Jeff Carr, Hawthorn Bank
- 2018 Lisa Lehman- Servicemaster by Aerodry



The Home Show Committee was once again proud to present a donation check to the Nichols Career Center, Building trades class. The students volunteered their time to assemble and disassemble the walls of our Super Booth. We greatly appreciate their willingness to help. We'd also like to send a HUGE thank you to Mid City Lumber for donating all the supplies needed .

Public Affairs Committee Report

By Heath Clarkston

CITY LOOKING AT LICENSED ELECTRICIAN AND PLUMBER CODES

In April, the Jefferson City Public Works and Planning Committee is scheduled to review a proposal to make some modifications to the existing City codes relating to their licensing and work requirements. Under the draft bill, the City will begin requiring proof of \$500,000 general liability insurance and proof of state required workers compensation coverage for all licensed plumbers and electricians. The bill would also allow for a three-year license renewal, rather than a one-year license. The bill will also require licensees to provide a working email address with their application. Finally, the bill clarifies the work limits that need to be done by a licensed plumbing contractor for work down outside a building. This issue is set to be discussed at the April 11th Committee meeting.

“FAIRNESS TO HOMEOWNERS ACT”

House Bill 483 sponsored by Rep. Dan Stacy (R-Blue Springs) creates the "Fairness to Homeowners Act" and establishes a process and schedule for the submission and approval of building permits and certificates of occupancy in certain political subdivisions. A public hearing was completed on March 11 in the House Downsizing State Government Committee. Three homebuilders from Kansas City testified in support of the bill stating there is a need for a more efficient and quicker process for getting permits approved as well as a need for use of private engineering companies for municipal inspections. Testifying in opposition were Kansas City Planning & Development, Fire Service Alliance, Missouri Municipal League and House Bill 483 (Stacy, R-Blue Springs) creates the "Fairness to Homeowners Act" and establishes a process and schedule for the submission and approval of building permits and certificates of occupancy in certain political subdivisions. A public hearing was completed on March 11 in the House Downsizing State Government Committee. Three homebuilders from Kansas City testified in support of the bill stating there is a need for a more efficient and quicker process for getting permits approved as well as a need for use of private engineering companies for municipal inspections. Testifying in opposition were Kansas City Planning & Development, Fire Service Alliance, Missouri Municipal League and the City of Lee's Summit.

Opponents had concerns as their local building inspection and planning offices are often underfunded and unable to meet the shortened time frames of the bill and thus a faster process may not be possible. Opponents also testified that public safety is their main concern and this legislation may jeopardize safety to merely expedite the construction and leasing process of the building industry. The Committee has scheduled a vote for March 25th and both parties have agreed to continue discussions in an effort find a suitable solution.

LIABILITY OF REALTORS FOR PROPERTY DESCRIPTIONS

House Bill 106 sponsored by Rep. Cody Smith (R-Carthage) provides that a real estate licensee shall not be liable for the accuracy of any information about the size of a property or improvements on the property, if the licensee discloses the source of the information, unless the licensee knew the information was false or the licensee acted with reckless disregard as to whether such information was true or false. With minor changes, House Bill 106 has been passed out of the House Judiciary Committee and is currently pending in the House Rules Committee. A Senate companion bill was filed as Senate Bill 36 and has already passed the Missouri Senate in February.

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We build communities.

HBA OF CENTRAL MISSOURI MISSION STATEMENT

The Home Builders Association of Central Missouri is an organization of professional builders and related industries, dedicated to serving its members.

We strive to be a resource center and "THE" voice on building issues. We do this by educating our members, providing networking opportunities and advocating progressive growth in the communities.

We're in the offering NAHB members up to \$1,000 business.

NAHB MEMBERS BENEFIT FROM THESE SPECIAL OFFERS.

Members of the National Association of Home Builders (NAHB) can now enjoy a private offer of up to \$1,000 toward the purchase or lease of most new Chevrolet, Buick and GMC vehicles. Choose an eligible vehicle at your local dealer and present your NAHB proof of membership. You can add on incentives from the National Fleet Purchase Program and Business Choice to get the best value on vehicles that run your business. For private offer details, visit naah.org/na.

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Youth, Beer, Banter and Green Building

The energy, passion and creativity of youth are reshaping the home building industry in positive ways. That's the take away from the second annual "Green Banter and Beer" discussion conducted during the recent International Builders' Show in Las Vegas.



"Green Banter and Beer" featured five young industry professionals.

The event featured five young industry professionals who have forged their own paths outside of the traditional career track. The five panelists shared their thoughts on green building and enjoyed a beer with a sizable crowd in the High Performance Building Zone during the show.

The panelists were: Myles Biggs of Relish the Journey Media in Mifflinburg, Pa.; Brian Gaudio of Module Design in Pittsburgh; Jen Haywood of Texturious Designs in Des Moines, Iowa; Heather Laminack of the Ferrier Companies in Fort Worth, Texas; and Eric Visser of Visser Construction in Anchorage, Alaska.

Gaudio noted that America is still building homes the way it did in 1947, when the post-war suburban boom took off.

"At Module, we have a new idea for home ownership," Gaudio said. "We're redesigning homes from the ground up. Buy the amount of house you need today, add on as your family grows, as your income grows, as your needs change. And we're leveraging pre-fab solutions."

Laminack, a fourth-generation builder, said she wants to make high performance available to more people.

"Part of what we do is try to make green building and sustainable homes accessible to everyone, regardless of their budget," she said. "It's easy when people walk in with a large budget. But when you've got a young family that just wants a healthy home to raise their family in, but doesn't have an endless budget, those are the projects we really like to get behind."

Watch a [playback of the event](#) (works best in Chrome).

CALENDAR OF EVENTS

April 1st- Scholarship applications due.

April 9th- 4:00 pm Board of Directors Meeting at the HBA office.

April 10- 6:00 pm General Membership meeting at Stockman Stoneworks 3918 Stockman Lane Jefferson City MO 65109. Sponsored by Stockman Stoneworks.

May 7th- 4:00 pm Board of Directors Meeting at the HBA office

May 8th- 6:00 pm General Membership Meeting the Eagles on MO blvd Sponsored by Riley Chevrolet Buick GMC. Scholarships will be awarded this evening.

June- 12th- 11:30 am Board of Directors meeting at Memorial Park
6:00 pm HBA BBQ at Memorial Park

Single-Family Home Sales up in 2018

Sales of newly built, single-family homes posted [a yearly gain](#) of 1.5% in 2018, according to newly released data by the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.



The December sales numbers rose 3.7% to a seasonally adjusted annual rate of 621,000 units after a downwardly revised November report. The sales report was delayed due to the partial government shutdown.

“Despite a period of weakness in the fall, new home sales ended the year with a small gain,” said NAHB Chief Economist Robert Dietz. “While the December sales pace improved on a monthly basis, the current rate of sales remains off the post-Great Recession trend due to housing affordability concerns made worse by the rise in mortgage interest rates at the end of the year. We expect lower mortgage rates in the early months of 2019 will lead to additional new home demand.”

2018 Permit Totals

Permits Issued 2019	Single Family		Other		Permits Issued 2018	Single Family		Other	
	Year to Date	2018	Year to Date	2018		Year to Date	2018	Year to Date	2018
January	1	1	0	0	1	1	0	0	
February	0	0	0	0	0	0	0	0	
March	0	0	0	0	0	0	0	0	
April	0	0	0	0	0	0	0	0	
May	0	0	0	0	0	0	0	0	
June	0	0	0	0	0	0	0	0	
July	0	0	0	0	0	0	0	0	
August	0	0	0	0	0	0	0	0	
September	0	0	0	0	0	0	0	0	
October	0	0	0	0	0	0	0	0	
November	0	0	0	0	0	0	0	0	
December	0	0	0	0	0	0	0	0	
Year to Date	0	0	0	0	0	0	0	0	



If you have a stake in home building, then you know that every day Congress makes decisions that affect the home building industry and your bottom line.

When we reach out to members of Congress, we have an impact on the decisions they make.

BuilderLink, NAHB's national grassroots program, advances the **housing** industry by connecting members of Congress to the people who matter most - their constituents.

Register now to speak up for housing and take action through CapitolConnect™, BuilderLink's legislative activation tool.

Labor Top Builder Concern in 2019

More than four out of five builders expect to face serious challenges regarding the cost and availability of labor in 2019, according to a recent survey of members in the monthly NAHB/Wells Fargo Housing Market Index.

The questions asked builders about the problems they confronted in 2018 and expect to face in 2019. [Topping the list](#) is the cost and availability of labor, with 82% of builders saying they expect it to be a significant issue in 2019. Second was building material prices, with 69% calling it a significant issue. Third was the cost and availability of finished lots, with 63% calling it a problem.

Brochure, Web Resources Look at Housing Affordability

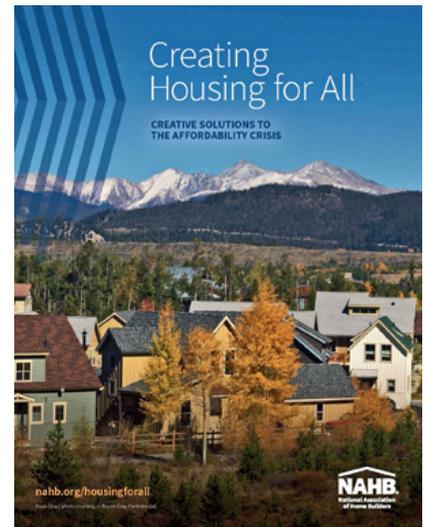
America faces a housing affordability crunch that has evolved from a local problem into a national crisis.

In an effort to promote innovative solutions to the problem, NAHB has compiled extensive research on state and local policies and incentives that are being used to help make housing more affordable in communities across the country. "[Creating Housing for All](#)" is a new brochure and a collection of web resources that look at creative planning and zoning, incentives and public-private partnerships as a blueprint

for collaboration and a springboard for innovation.

Housing affordability is a top issue for NAHB in 2019. We will be working with Congress, the administration, and state and local officials in the

effort to provide housing that is affordable to families across the economic spectrum.



NGBS Public Comments Reviewed

The Consensus Committee for the ICC 700 [National Green Building Standard](#) (NGBS) met recently in Washington, D.C., to review and vote upon the public comments it received to its 2020 draft standard.

The draft standard includes several substantial updates, including:

- A reworking of the remodeling chapter;
- A new chapter for certifying mixed-use buildings;
- A new performance path for water efficiency; and
- A streamlined compliance path for single-family homes and townhomes.

The 2020 NGBS will be the fourth edition of the standard, which was first introduced in 2008. The NGBS is the only residential green building standard accredited by the American National Standards Institute (ANSI). As it was previously, the revised standard is being developed in accordance with the ANSI consensus process.

Wide Disparity in Property Taxes

There is nearly an \$8,000 difference between what residents of the state with the highest [property taxes](#) pay compared to those who live in the state with the lowest rate.

NAHB analysis of data from the American Community Survey and U.S. Census Bureau shows that in 2017, New Jersey retained its perennial distinction as the state with the highest average annual tax bill per home owner. Garden State home owners paid an average of \$8,485 in real estate taxes in 2017.

By contrast, Alabama ranked 50th with an average real estate tax bill of just \$678.

The five highest average property tax states:

1. New Jersey \$8,485
2. Connecticut \$6,349
3. New York \$6,054
4. New Hampshire \$5,713
5. Massachusetts \$5,192

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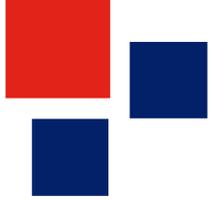

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