



National Association of Residential Property Managers

## 2018 Legislative and Regulatory Agenda

### **National Flood Insurance Program**

#### **Reauthorization**

NARPM® supports timely passage of a long-term NFIP reauthorization bill. Reauthorization efforts should include sensible reforms that improve the accuracy of the flood maps, expand NFIP to include Business Interruption coverage for rental properties, and provide Replacement Cost Value (RCV) instead of Actual Cost Value (ACV) to damaged apartment properties.

### **ADA Lawsuit Reform**

NARPM® supports H.R.620, The ADA Education and Reform Act of 2017, and applauds the House for its passage. NARPM® requests that Senate members support passage of this commonsense reform that emphasizes bringing properties into compliance over quick payouts to ambitious lawyers.

### **Assistance Animals**

NARPM® requests that federal authorities provide clearer guidelines as they relate to qualifications for the need of an emotional support animal and or therapy animal, establish guidelines for the proper certification and documentation from valid authorities (with proper licensure identification) for the need for such animals, and establish penalties for falsifying documents or providing fraudulent documentation without the proper certification of need.

### **Criminal Background Checks**

NARPM® supports protecting the rental housing industry's right to consider criminal and credit history in residential screening in a manner that is designed to ensure safe communities for residents and staff and in a manner that does not create a disparate impact on protected classes. In order to help provide certainty to property managers, NARPM® requests that HUD provide clarifying guidance regarding its enforcement practices on this issue so that property managers, owners, and tenants all know the rules of the road.

### **About NARPM®**

*Founded in October 1988, the National Association of Residential Property Managers (NARPM®) is an association of real estate professionals who know first-hand the unique problems and challenges of managing single-family and small residential properties. NARPM® promotes a high standard of business ethics, professionalism and fair housing practice. The Association also certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education. NARPM members manage over 1 million residential properties across the nation, conservatively totaling over \$200 billion of assets.*

For more information, please contact NARPM® Governmental Affairs Director Tyler Craddock at [tcraddock@narpm.org](mailto:tcraddock@narpm.org).