

The title '2024 PUBLIC POLICY AGENDA' is centered on a dark green background. '2024' and 'PUBLIC' are in white, while 'POLICY AGENDA' is in a light green color. The background of the entire page features a vertical strip on the left showing a city skyline at night with lights reflecting on buildings and a mountain in the distance, and a horizontal strip at the top showing a city skyline at night with lights reflecting on buildings and a mountain in the distance.

2024 PUBLIC POLICY AGENDA

The word 'MISSION' is written in white, bold, sans-serif capital letters on a green rectangular background that has a slight 3D effect with a shadow.

MISSION

Positively impact legislation that affects commercial real estate in Arizona. Position NAIOP as a thought-leader and trusted resource in development, business attraction, and economic growth in Arizona among policymakers at all levels.

The words 'GUIDING PRINCIPLES' are written in white, bold, sans-serif capital letters on a green rectangular background that has a slight 3D effect with a shadow.

GUIDING PRINCIPLES

Engage in policy discussions with the executive branch, state legislature, and local governments to ensure commercial real estate industry perspectives are understood, valued and incorporated to achieve innovative solutions to challenges facing Arizona. Support policies that promote Arizona and the greater Phoenix area as economically attractive, position Arizona as the preferred choice for businesses, and drive demand for commercial real estate and overall development. Advance state and local public policies that support the growing development needs of Arizona.

POLICY PRIORITIES

Water | *Collaborate with governments and stakeholders to ensure continued growth and development by identifying innovative solutions to securing Arizona's current and future water needs.*

- Evaluate proposed water policy at the state and local levels to ensure no undue impact on commercial or industrial users.
- Ensure development community insights are incorporated into any new proposed water policy.
- Oppose legislative or regulatory efforts to expand current surface water or groundwater consumer protection policy to apply to nonresidential development.
- Amplify communications on Arizona's actual water status and successes in management and conservation.
- Support policies that incentivize and facilitate the adoption of technology and processes that incorporate water conservation in commercial and industrial properties.
- Support efforts that incentivize the conversion of land use from agricultural to reduced consumption uses.
- Support efforts at the federal, state and local levels that augment Arizona's water supplies to ensure communities have the water needed to continue to develop and grow.
- Supports collaborative efforts between the Colorado River lower basin states to identify and implement short and long-term solutions to sufficiently supply our current and future water needs.

- Support maintaining the current assessment ratio for property tax and support further reductions when political and economic opportunities arise.
- Support efforts to eliminate or reform the speculative builder tax.
- Advocate for the change to point of sale for construction sales tax.
- Support reforms to simplify the Maintenance, Repair, Replacement or Alteration (MRRA) tax structure.
- Advocate for responsible incentives that encourage growth, keep Arizona competitive and provide opportunities for development in areas that are otherwise untenable.
- Support the creation of new, viable economic development tools.
- Oppose corporate income tax, top individual income tax rate and capital gains tax increases at the state and federal levels.

At the Federal Level

- Oppose further restrictions to or the elimination of the 1031 like-kind exchanges.
- Oppose taxing carried interest at the ordinary income tax rate rather than as capital gains or equity.
- Maintain deductions for qualified income tax of pass-through entities.
- Oppose efforts to eliminate stepped-up basis for inherited assets.



Air Quality | *Support policies and initiatives that collaboratively identify innovative solutions that improve air quality and facilitate economic growth. Partner with regulators, stakeholders and the broader business community to identify ways to come into compliance with National Ambient Air Quality Standards (NAAQS) that take Arizona's natural desert environment into account, support growth and provide cleaner air.*

- Support the modernization of the Clean Air Act to reflect the impacts of global pollution.
- Collaborate with policymakers and regulators to identify solutions to nonattainment of EPA standards, and oppose punitive federal penalties that hinder development without meaningfully improving public health outcomes.
- Support business friendly emissions offset efforts and policies.

Housing | *Advance policies that allow for continued development of multifamily housing supply to support Arizona's growth and provide for short and long-term solutions.*

- Support more land being zoned for multifamily in localities' general plan updates.
- Support policies that encourage and facilitate the development of affordable, attainable and market-rate housing units.
- Work with local governments to improve timelines and processes relating to rezoning, permitting and costs of developing housing.
- Support collaboration between governments and the private sector to find innovative solutions to housing shortages.
- Support efforts to address the growing rate of homelessness in Arizona communities.
- Collaborate with local governments and communities to identify ways to increase Arizona's housing stock and broaden community support for greater density and multifamily housing.
- Proactively participate in housing discussions at the state and local levels to ensure effective and meaningful policies are enacted.

Transportation | *Support and advance transportation policies at all levels of government that facilitate investment and growth of transportation infrastructures and systems.*

- Support the extension of the Maricopa County regional sales tax for transportation.
- Support a fully funded user-pays system to maintain roads, highways and Arizona's transportation infrastructure.
- Advocate for funding to maintain and expand current and future roads, highways and transportation infrastructure to support the movement of freight and people.
- Promote policies and initiatives that focus on future transportation needs and modalities to ensure Arizona maintains competitive advantages.
- Support the reduction of parking requirements for commercial, industrial and multifamily properties as Arizona's transportation needs evolve.
- Support future-oriented technologies and policies that allow for flexibility in parking and transportation needs.



Energy & Infrastructure | *Advocate for feasible and attainable energy goals that provide choice and affordability and promote policies that expand Arizona's options of renewable energy sources while maintaining free market principles and ensuring a reliable grid.*

- Advocate for maintaining access to the full range of energy resources for commercial buildings.
- Reinforce the need for a strong, dependable grid and sources of energy.
- Support energy policies that ensure access to reliable and affordable energy for commercial users while moving towards cleaner sources.
- Support efforts to enable private capital financing for upgrading or improving commercial properties with water conservation, energy conservation or other resiliency measures.
- Oppose regressive utility fees.
- Advocate for predictable energy pricing and reasonable adjustments when necessary.
- Advocate for the addition of more renewable energy sources to support current needs and attract future commercial and industrial property occupiers' and meet their diverse needs.
- Support efforts that provide for new infrastructure that meet demand but don't burden developers disproportionately.



Education & Workforce | *Collaborate with education and business stakeholders to support improvements to Arizona’s education systems and provide industry insights on economic and workforce needs.*

- Support providing K-12 and post-secondary public education systems with the resources they need to improve academic outcomes without damaging Arizona’s competitive tax and economic environment.
- Support funding for community colleges to train a diversified workforce.
- Support measures that address labor shortages in construction and the skilled trades by supporting Career and Technical Education (CTE) and apprentice programs and efforts to inform students and young adults about careers in construction and commercial real estate.
- Support the private right to contract.
- Oppose patchwork regulations on wages.
- Advocate for policies and programs that strengthen Arizona’s workforce.

Regulation | *Advocate for competitive and employment friendly regulatory structures that are fair and effective, and oppose efforts that would stifle development and growth or unnecessarily impede business.*

- Support measures that set proportionate and fair development impact fees.
- Oppose efforts that fundamentally shift the “loser-pays” legal framework that would increase lawsuits and delay development.
- Collaborate with municipalities to identify solutions to current planning, zoning and development timeframes.

Electoral Process | *Support ballot measures that protect against out of state interests, provide public reauthorization of initiatives and referenda, and enable legislative fixes to unintended or unforeseen consequences of enacted initiatives. Support election law reforms that allow for more viable candidates and provide better choice for voters.*