

PEORIA AREA ASSOCIATION OF REALTORS®
Questionnaire for Candidates in Local Municipal Elections

Please complete and return via email to kengerman@illinoisrealtors.org or mail to:

Peoria Area Association of REALTORS®
ATTN: Kristie Engerman
7307 Willowlake Ct.
Peoria, IL 61614

CANDIDATE INFORMATION

Name of Candidate: John L Kelly

Address: 445 W Woodridge Lane, Peoria, 61614

Phone Number: 309-693-3202

INDUSTRY ISSUES: (We acknowledge that some of these questions may not directly pertain to the office for which you are a candidate. These questions reflect issues important to REALTORS®. Please answer as best you can.)

1. What is your position on municipal real estate transfer taxes?

In general, I am opposed to taxes on capital. Specifically, the extra \$2.50/\$1000 City Hall charges to transfer property ownership in the city is, I believe, a harmful tax. Of course, it started out as temporary and now, decades later, it still stings. Why should we penalize people for this? It makes doing business in Peoria more difficult.

2. What are your proposals to address any budget/revenue problems or shortfalls in the City? I believe there are many avenues to greater growth in our city that will cost no money or will actually save City Hall money. I'm also in favor of a few growth-oriented proposals that will have some cost, but very little. These include tax-abatement districts (no taxes on new investment for ten years), allowing homeowners to improve without the need for a building permit, and reducing sales taxes while increasing head taxes. These and other growth policies will increase City Hall revenue.

3. To what degree should a municipality regulate real estate signs (e.g. "For Sale" signs)?

I do not have strong opinions on this, except to say that PAAR should regulate itself on this matter. You would regret leaving it up to City Hall

4. What is your opinion regarding pre-sale home inspections (performed by the municipality) and of certificates of occupancy ordinances?

The idea that Realtors and developers are scam artists, in need of serious regulation, offends me. So I am not in favor of pre-sale inspections by City Hall. While I don't know much about it, it seems to me that certificates of occupancy rules are overkill and perhaps a jobs program.

5. What is your position on impact fees? What guidelines and procedures does your area have in place for the assessment of impact fees?

This is a tough one. Without a proper tax system which would rely much more on land taxes and less on building taxes, I think these fees are very difficult for the first developer. He becomes responsible for the infrastructure improvements for the entire new area. Later developers get a free ride.

6. What are your plans, if any, for enhancing or changing the City's economic development plan or tax incentive programs to attract businesses to the area?

Due to space limitations, please see the attached WORD file, "Question 6 Answer."

7. What role do you think the professional REALTOR® can play in improving your community?

As these changes take place, make sure your associates are aware of them. And use your political assets to lobby for some of the more innovative proposals.