



**Association of REALTORS® Conejo Simi Moorpark Association of REALTORS®**

# HOT ISSUES

## Issues Background

The Conejo Simi Moorpark Association of Realtors® (CSMAR) boundaries contain five cities, Thousand Oaks, Simi Valley, Moorpark, Westlake Village, Agoura Hills and two counties, Ventura County, and Los Angeles County. We also have 2 MAC areas; Oak Park and Santa Rosa Valley. With this many elected officials representing those cities, counties and MAC areas we recognize the effort it takes to know which of these elected bodies are considering in rules, regulations or ordinances which may affect the real estate industry. The Association has adopted a position on local issues which affect us the most. We believe it is important to articulate our positions on local Real Estate issues within our boundaries to all membership, along with those in leadership positions, elected officials and staff.

## Business License Tax/Fee - opposed

Conejo Simi Moorpark Association of REALTORS® Board of Directors opposes any tax/fee of Realtors® individually as independent contractors. Business license tax/fees should be solely on the broker of each office which is the case today based upon where the office is located. It has only been recently that some cities have sent individual agents a notice requiring that an individual agent secure a separate business license. We oppose a business license tax/fee on both individual agents and employing brokers.

## Why CSMAR is opposed

- Brokers carry a business license tax/fee for their office and agents. The tax/fee is based on gross proceeds which includes all agent commissions. To ask an agent to pay for an individual business license is double taxation/fees.
- Business tax only in the city where the actual office is located.
- Under the Professions Code, only Brokers, not individual agents, can sell real estate.
- The Bureau of Real Estate licenses all licensees to conduct business anywhere in the state of California.
- It is only recently that some cities have instituted a policy for business license tax/fee for individual agents.
- The California Association of Realtors® has a position opposing business tax license fee for individual agents.

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