



## News From North Metro

Weekly Update

August 25, 2008

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**Board Store Pick of the Week!**

### Greetings!

A reminder that NMRA will be closed on Monday, September 1, 2008 for Labor Day.

Have a fun and safe holiday weekend!

### Announcements from NMRA

#### Mandatory Code of Ethics Training for all REALTORS®

Between January 1, 2005 and December 31, 2008, every REALTOR® is required to complete 2 1/2 hours of Code of Ethics training. Any member who fails to complete the required training will have their membership suspended by their primary association until training is complete.

Click here to see if you have completed this mandatory requirement. If your name is not on the list you can take the class online here or attend NMRA's Membership Breakfast.

The 2008 King's Street Atlas is now on sale at NMRA. Get the regular sized book for only \$5 and the large size for \$8. This offer is only good while supplies last!

Or stop in to get the 2009 King's Street Atlas now!

## Real Estate Forms Only 25 Cents!

Yes, that's right! Get your purchase agreements, financing addendums and other real estate forms for only 25 cents! Because once they're gone they're gone!

### Information about NMRA's Membership Breakfast:

#### Last Chance to Complete the NAR Code of Ethics with NMRA

Tim Gallivan is one of NMRA's most popular instructors and he will teach the required COE course on September 18th at Majestic Oaks Golf Course. Registration and breakfast begins at 8:00am, the class runs from 8:30-11:00am. The cost is \$15 and includes 2.5 hours of continuing education and breakfast.

Contact Barb to register today!

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### Local Representative Needed

The North Metro REALTORS® Association is looking for 1 volunteer to serve on the RMLS Agent Advisory Committee (AAC). This group meets quarterly and provides agent/mls user perspective on issues, products and programs being considered by the RMLS. If you are willing to join this group please contact Tracey Douglas at 763-757-7230 or [Tracey@northmetro.com](mailto:Tracey@northmetro.com)

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### NMRA Seeks Auction Items

The Annual Toys for Joy Auction will be held on October 10, 2008 at Majestic Oaks. In order to make this event a success we need donation items from you!

Some ideas include; Sports Tickets, Electronics, Gift Certificates, Framed Prints, Cash Donations, **ANYTHING!!**

Your Donations are always Appreciated and Tax Deductible!

Donations can be dropped off at the Association office or give us a call and we can come pick them up.

Contact [Laura](#) with any questions.

## Upcoming Events

### Office Administrator Day

The NMRA Staff will review the policies and procedures for MLS changes, member transfers, new agent applications, the upcoming dues billing and much more. Each attendee will receive a NMRA reference manual with information on all programs, products and services offered by the North Metro REALTORS® Association, as well as updated applications, transfers, and MLS change forms. There will also be time to answer any questions your staff may have.

#### Event Details:

September 10, 2008  
11:00 am - 1:00pm  
NMRA Office

This free program includes lunch. Each office may send up to 2 people. Space is limited and pre-registration by September 8th is required.

This program is not open to REALTORS®; it has been specifically designed for support personnel.

To register contact [Barb](#) at 763-757-7230.

## Upcoming Education

### Membership Breakfast: Your Door to FHA Homeownership

Anita Olson, FHA Representative will walk you through all the updated information about FHA/HUD offerings. Did you know that FHA is now nearly 33% of the mortgage product market? Has it been a very long time since you've done an FHA or have you never done an FHA? This class is for you.



**Details:**  
October 2, 2008  
Majestic Oaks Golf Course  
Registration and breakfast 8:00am  
Class run 8:30am- 10:30am  
Cost is \$15 (includes breakfast and 2 hrs of CE)

Contact [Barb](#) to register for the class today!

## Government Affairs News

### All Eyes on Colorado! DNC Starts Today

The 45th Democratic National Convention starts today at the Pepsi Center in Denver, Colorado. By week's end Senator Barack Obama will no longer be referred to as a presumptive Democratic Party nominee for president. Senator Barack Obama is expected to accept his party's nomination for president on Thursday at INVESCO Field at Mile High, a stadium that holds 70,000 plus and home of the NFL's Denver Broncos. Side note for you football fans, Denver won back to back Super Bowls [XXXII](#) and [XXXIII](#) (1998, 1999). Tonight's headline prime-time speaker will be Michelle Obama. Tuesday the headline speaker will be Senator Hillary Clinton. On Wednesday, Senator Barack Obama's Vice Presidential Nominee, [U.S. Senator Joseph R. Biden, Jr. \(D-DE\)](#) will take the stage. Also speaking on Wednesday is Former President Bill Clinton, former Senator Tom Daschle, Governor Bill Richardson and Senators Evan Bayh (previous VP contender) and John Kerry. Full details regarding the program on Thursday have yet to be released.



Colorado is a key 'battle ground state,' 1 of only 3 states out west listed as a virtual toss-up by the New York Times Electoral [Map](#). Up for grabs are 9 electoral votes, one less than Minnesota site of the RNC. Once considered a perennial GOP stronghold, Colorado has gone Republican for three consecutive elections and 12 of the past 14. However, President Bush won Colorado by less than 5 percent in

2004 as the state has become steadily more Democratic. The Democratic Party has been surging in Colorado and has picked up the governorship, a Senate seat, and two U.S. House seats. An increasing Hispanic population and Republicans attempts to strengthen immigration laws may be problematic and help Senator Obama.

Democratic Businessman [Jared Polis](#), who recently won a three-way primary battle, is one candidate hoping to get a boost from the DNC. The 33-year-old Polis, who would be one of the youngest Congress members if elected, has big advantages in both fundraising and political demographics for his general election race against little-know Republican nominee [Scott Starin](#). Colorado's 2nd district was formally held by five-term Democrat [Mark Udall](#), who is running for Senate with a slight lead, is listed as 'safe democrat.'

One thing is for certain. Partisans, pundits, and political junkies will keep 'all eyes on Colorado' well after the Democratic National Convention.

For more information about the DNC [click here](#). Or if you need a better understanding about the Convention visit there Convention 101 page [here](#).

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#### **New MN Law for Carbon Monoxide Alarms - Protection for Buyers; Surprise to Sellers**

*by: Brad J. Boyd, Attorney*

It is quite possible that MN Stat. 299.51 snuck up on you and your clients like carbon monoxide - silently. Although this new state mandate had received some attention during the legislative session, word of the new law (effective August 1, 2008 for existing single-family homes) and its application has not spread throughout the industry.

**What is it?** The new carbon monoxide (CO) alarm law requires that "every single-family dwelling and every dwelling unit in a multifamily dwelling" have "an approved and operational carbon monoxide alarm installed within ten feet of each room lawfully used for sleeping purposes." (See MN Stat. 299.51) This law was effective as of August 1, 2007 for newly constructed homes, and just became effective August 1, 2008 for all existing single-family dwelling units. It becomes effective in August 1, 2009 for existing multifamily dwelling units. The alarms must be an approved device (conforming to UL2034 standards), and may be hardwired, plugged in, or battery-powered (if attached to the wall).

More information about this statute can be found by discussing this issue with your attorney, or by reviewing the statute [online](#).

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#### **Explore the New Northstar Web Site Today!**

The Northstar Commuter Rail Project has been busy

building stations and other facilities this summer so we can launch the state's first commuter rail line in November 2009.



That's not all we've been working on. Now there is a new Northstar web site to help you prepare for Northstar service.

The completely revamped Northstar web site highlights new information about the smart, convenient and safe commuter rail system that soon will be available from Big Lake to downtown Minneapolis.

Explore the new web site at Northstar's current address: [www.mn-GetOnBoard.com](http://www.mn-GetOnBoard.com).

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**REMINDER: Brooklyn Park POS Inspections-Need Water ON**



Do you have a deal pending in the City of Brooklyn Park? All agents are reminded that the City of Brooklyn Park requires a point-of-sale inspection be completed and Certificate of Inspection must be obtained from city inspectors prior to sale, purchase, give, and conveyance by deed, or otherwise. City staff has recently reported to North Metro REALTORS® Association that three final inspections were unable to be completed by city inspectors because the water in the home had not been turned on. Inspectors are asking for your assistance and cooperation. Please advise the current owner of the ordinance and advise them the water must be on prior to the inspection.

## Housing Statistics

# The 100.

Market Updates for ~~100~~ Twin Cities Communities  
125

[Monthly Markets Analyses](#) for 125 cities throughout the Twin Cities region. Updated August 18, 2008.



Get the latest housing market statistics

from our [Weekly Market Activity Report!](#) *Updated August 25, 2008.*



### [Housing Supply Outlook](#)

*updated through August*

Get an extremely detailed look at the current supply of homes for sale and absorption rates by price range, property type & construction status.



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