

To: Realtors® and Affiliates doing business in Northstar.

From: John Falk, Gov. & Public Affairs.

Re: Upcoming dialogue on Defensible Space implementation options.

Particulars: Northstar CSD Board meeting.

Wednesday, August 19, 2009

9:00 am start

Meeting at the new Northstar Highlands Fire Station

Message: The Northstar Community Service District (NCSD) will be holding its Board of Directors meeting tomorrow, Wednesday the 19<sup>th</sup>, beginning at 9:00 a.m., to be held at the new Highlands Fire Station (9100 Highlands View Road). Of interest on the day's agenda is: "Proposed Revisions to NCSD Ordinance 4-00 regarding defensible space — Discussion regarding possible additional drafting." The topic listed as item number 8, under the heading of "IV. New Business". These Ordinance revisions could prove to be valuable additions to your professional practices, or perhaps lead to code amendments that are neutral to the real estate industry, but should avoid the introduction of inefficient, ineffective, and inequitable point-of-sale retrofit/certification mandates. Northstar CSD has, in good faith, shared various iterations of possible ordinance language options. Equally important, CSD leadership has actively sought our feedback, remaining open-minded to different approaches to achieve our mutually desired end-state, namely an area-wide Defensible Space compliant community. The question is, how do we achieve this objective? What tools and tactics are best suited to address the need, while ensuring that escrows are not unduly burdened, property transactions proceed seamlessly, and liability exposure is mitigated to the extent feasible? If you conduct business in the Northstar CSD jurisdiction, this is information that might be of great value to you and your clients!

Bottom-line: Northstar Community Service District is actively considering the best approach to ensure that Defensible Space measures are performed on all subject properties. Reduction of fuels loading, reducing the threat of catastrophic wildfire and its impact upon lives, homes, the economy, and our natural environment, are high priority goals. Universal requirements for timely compliance are essential for Defensible Space provisions to function effectively. At issue is whether the real estate transaction has a role to play in this effort. If so, is the RE sale to be seen as an opportunity to inform (disclosure), or will it be viewed as a target to impose mandated activities? TSBOR fully supports the former (information outreach), but finds fault in the latter approach (p-o-s certification mandate). With the NCSD Board having already demonstrated their desire to gather insights and alternatives from folks such as Realtors®, your expert input would be welcome.

All the best,

John R. Falk, Legislative Advocate