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Sent to: IREM Executive Committee, Legislative and Public Policy Committee, Regional Vice Presidents, Chapter Presidents, Chapter Legislative Contacts, Chapter IAEs, and anyone who indicated they would like to receive this weekly email.

## IREM News

### [Tax Reform Update – Thanks to our IREM members!](#)

On December 22, 2017, the Tax Cuts and Jobs Act was signed into law. This represents the first significant reform of the U.S. tax code since 1986. Although the tax reform legislation is not without its controversies, it lines up favorably with IREM's priority issues.

The Legislative and Public Policy Committee, which led IREM's efforts on Capitol Hill, recognizes that this success was a result of the years of advocacy from all IREM members who participated in Capitol Hill visits, met their Members of Congress in-district, and participated in calls to action.

### [IREM Urges Members to Contact their Federal Legislators to Extend Flood Insurance](#)

IREM sent out a call to action encouraging members to contact their Members of Congress and request they continue the National Flood Insurance Program (NFIP). In December, Congress extended the program through January 19, 2018. If allowed to lapse, flood insurance will become much more costly, and in many cases unavailable, causing millions of people and businesses who rely on it to be in danger of losing their coverage.

Contact your members of Congress today!

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## Around the Country

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[Top Economists on Which CRE Sectors Will Benefit Most From Tax Reform This Year](#)

Commercial & Residential – Federal Tax Reform

[Apartment Building Owners Sue Los Angeles Over Rent Stabilization, Argue Ordinance Hurts Tenants](#)

Residential – Rent Stabilization, Rental Registration

[Trump Signals Support for Internet Sales Tax Over Conservatives' Objections](#)

Commercial – Online Sales Tax

[Airbnb Beats Landlord Giant's Lawsuit Over 'Illegal' Sublets](#)

Residential – Short-term Rentals

[Why Emergency Planning Needs to Be Part of Your Business](#)

Commercial & Residential – Emergency Preparedness

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## Top Economists On Which CRE Sectors Will Benefit Most From Tax Reform This Year

*By Jon Banister  
January 4, 2018*

The overhaul of the tax code President Donald Trump signed into law Dec. 22 represents a win for commercial real estate as a whole, economists say, but some sectors will benefit more — and sooner — than others as a result.

### **Retail**

The retail sector will likely be the biggest beneficiary, Colliers Chief U.S. Economist Andrew Nelson said, because of the lowering of the corporate tax rate. The tax reform law reduces the corporate tax rate to 21% from 35%, but because of deductions, not all types of businesses had effectively paid that same higher rate.

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## Apartment Building Owners Sue Los Angeles Over Rent Stabilization, Argue Ordinance Hurts Tenants

*By Toni McAllister  
January 2, 2018*

An organization representing apartment building owners filed a federal lawsuit against the city of Los Angeles Tuesday, seeking relief from the city's [Rent Stabilization Ordinance](#) by arguing that it violates the constitutional rights of tenants.

The lawsuit filed by the [Apartment Association of Greater Los Angeles](#) says that the RSO violates the Fourth Amendment prohibition against unlawful searches and seizures by requiring that apartment owners provide the city with information on their tenants.

The information includes monthly rental amounts paid by tenants, specific unit numbers, utility payments and onsite parking availability. The city amended the RSO in 2016 to require the information from landlords as a condition of obtaining a city-issued Rental Registration Certificate, without which owners could not legally rent their units.

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## Trump Signals Support for Internet Sales Tax Over Conservatives' Objections

*By Rachel del Guidice  
January 8, 2018*

A North Dakota lawmaker (Kristi Noem R-ND) says President Donald Trump has promised that her bill requiring online merchants to collect sales taxes will be signed into law in 2018.

“They all committed to me that we were going to get my bill passed in '18 here,” Noem said, according to The Rapid City Journal, referring to the president and members of his administration. “I told them that I would remind them of that daily.”

The White House declined to comment on Noem's claim, calling it a “private meeting.”

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## Airbnb Beats Landlord Giant's Lawsuit Over 'Illegal' Sublets

*By Kate Conger  
January 2, 2018*

A judge has dismissed a lawsuit brought by a major property management company against Airbnb, ruling that Airbnb can't be held responsible for giving tenants a platform to break their lease agreements.

Aimco—that's the Apartment Investment and Management Company, if you're feeling formal—sued Airbnb in California and Florida, alleging that Airbnb encouraged tenants to violate their leases by advertising their units on the platform without receiving authorization from Aimco for the sublets. Aimco is one of the biggest residential landlords in the country, [Bloomberg reports](#), and the company was fed up with noisy parties and security costs that came with Airbnb guests.

While the Florida lawsuit is ongoing, the California case has been dismissed. Aimco wanted to turn the latter suit into a nationwide class-action, so having it thrown out is a big win for Airbnb.

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## Why Emergency Planning Needs to Be Part of Your Business

*By IvyLee Rosario  
January 9, 2018*

Whether it be flooding, fires, earthquakes or hurricanes, the past year has been challenging for multifamily operators, who must protect residents while preventing destruction of their communities. The first step is having an efficient and updated plan. It may be time to review yours.

An astounding 212 natural disasters have walloped the U.S. since 1980, according to the National Oceanic and Atmospheric Administration, resulting in more than \$1.2 trillion in damages. This year was especially bad, with 15 weather- and climate-related disaster events as of Dec. 1—three times the annual average—with losses exceeding \$1 billion. Whether it be flooding, fires, earthquakes or hurricanes, the past year has been challenging for multifamily operators, who must protect residents while preventing destruction of their communities. The first step is having an efficient and updated emergency plan—a course of action developed to mitigate damage and safeguard staff and residents. It may be time to review yours.

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