

## Preemption and Exemption

There are a number of bills introduced in the Legislature that in one form or another reduce the tax base of local governments. These take the form of either preemption of a local government's ability to tax a certain item, or add an exemption that is not decided at the local level. The bills that we've identified have a direct impact on local governments' ability to deliver services that would otherwise fall to the state, and to deliver on priorities established by the community and in the public interest.

- HB3 – this bill preempts sales tax on gold and silver specie
- HB70 – exempts a specific type of nonprofit property
- HB134 – preempting municipal (and state) taxation on the transfer of real property

Local taxation – and tax policy, generally – is dependent on as broad a base as possible. The more the base is reduced, the higher the tax rate and the more of the tax burden falls on other taxpayers. It's easy to think that this little exemption here, or that one there, won't have a large impact, but they add up, and diminish the overall available tax base.

Local governments have fairly stable budgets, and many have State-mandated responsibilities for things like education. They still need the revenue required to meet community needs and fulfill obligations. When exemptions or preemption occurs, it means reevaluating current tax rate and potentially having to increase it, reducing a maintenance budget, or pulling from savings. It has consequences that every community will weigh differently, but won't have any control of because the preemption or exemption occurred at the State level.

It's important to distinguish these from a bill like HB84/SB77, which increases local control. It does this by strengthening a local government's ability to increase the rate of its abatement, to spur a specific type of economic development, and to add a method for taxing blighted properties, which has both a community and economic development benefit. These strengthen local government, and their use entirely up to individual communities.

It's understandable that these have been brought to or identified by a legislator to address. It's fairly common for local governments to hear from local taxpayers an interest in reducing their tax burden, for one purpose or another. There are some basic questions that every governing body will want to ask as part of its consideration, formulated here in relation to legislative decision-making:

- Why is this being asked for? Who is asking for it?
  - Often these are coming from a very specific type of company or business activity. What do they hope to gain? Remember, it's not the business paying the sales tax, but the consumer.
- What is its public purpose?
  - Will the exemption or preemption ensure public safety or health? Will it spur economic or community development? What data or analysis supports this?
- Which communities does this impact, and how big is the impact?
  - While this might feel like an issue specific to the community you represent, or to your constituents, it could have far-reaching consequences. Lack of data does not mean lack of impact – taxpayer data is confidential and it's hard to find ways to share appropriately.
- At what scale in relation to their overall budget?

- The size of the impact is meaningful only in relation to something, in this case a community's budget. It can seem like a small number but be a large percentage of revenue.
- At what scale in relation to their total tax base?
  - What does this do to diminish their tax base, and where is the tax burden shifted?
- What kinds of decisions have to be made as a result, and who do they impact?
  - Will tax rates go up, or services diminish, savings decrease, maintenance deferred, or capacity be reduced?

A careful analysis should go into any consideration of the State instituting an exemption at the local level, for a community's budget the State is not responsible for. Another way to think about is to imagine if the State had a sales or property tax. Is what's being proposed the same kind of decision that would be made at the State level? Is it in the State's interest to reduce its tax base? Keep in mind, tax exemptions or the preemption of tax collection on certain types of business activity is not the same as reducing taxes. It does not create a level playing field, and while a particular business might benefit, these do not necessarily lead to economic development.

To a large extent, decisions about local taxation should be made locally because taxes are the tools that local governments have to make a difference in their community. Exemptions and incentives are tailored to achieve local goals. It is up to local governments to determine that exemptions, for instance, encourage businesses to hire, build, and invest more than they would have without these policies, generating additional economic activity that, in turn, produces more tax revenue. The State can do the same with its own revenue mechanisms and budget, but acting at the local level without corresponding revenue-sharing with a community creates disincentives and increased burdens for other taxpayers within communities.

**Mina Ryan**

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**From:** Jon and Ruth Ewig [REDACTED]  
**Sent:** Friday, April 14, 2023 12:57 PM  
**To:** House Community and Regional Affairs; Rep. Julie Coulombe;  
[REDACTED]  
[REDACTED] Jon and Ruth Ewig  
**Subject:** We support HB 134 repealing property transfer

This is good. Any lowering of taxes is a good thing. Creates incentives (free market)

## Mina Ryan

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**From:** Sue Burnstin <sueburnstin26@gmail.com>  
**Sent:** Tuesday, April 18, 2023 10:28 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134 Prohibiting Transfer Tax

To Rep. McCormick,            April 18, 2023

Time is running out quickly, and I would like some needed attention given to HB 134, to move it out of committee, before other elected officials move their thoughts to the end of the session.

I support this bill because these extra taxes are not needed in a real estate transaction, and only increase closing costs for consumers to bare the burden.

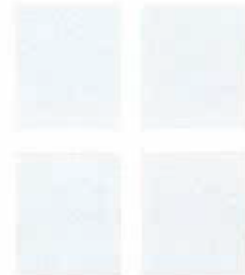
Thank you,  
Sue Burnstin

██████████  
Anchorage AK 99515



**SUE BURNSTIN**  
**REALTOR®**  
**907.830.8387**  
**sueburnstin26@gmail.com**

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## **Mina Ryan**

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**From:** captain B <reelpossibility@gmail.com>  
**Sent:** Tuesday, April 18, 2023 11:21 AM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak; Representative.Rebecca.Himschool@akleg.gov; Rep. Donna Mears  
**Subject:** HB 134

Dear Representatives:

I wholeheartedly agree with prohibiting a transfer tax on the sale of real property in Alaska. I have been in RE almost 50 years and our state has prohibited this type of tax as long as I can remember, (except for Juneau!!)

While I understand the state is looking for ways to make more money, given the high interest rates on mortgages this tax could further destroy our market in AK. The typical 3 bedroom, 2 bath home now sells for over \$400k, which at 1% transaction fee would be \$4000. Sellers will not go for this, and why should the BUYER

**Mina Ryan**

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**From:** PeggyAnn McConnochie [REDACTED]  
**Sent:** Tuesday, April 18, 2023 11:21 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134  
**Attachments:** Blue Gradient Health and Medicine Business Email Signature.pdf

Representative McCormick;

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

PeggyAnn

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## Mina Ryan

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**From:** captain B <[reelpossibility@gmail.com](mailto:reelpossibility@gmail.com)>  
**Sent:** Tuesday, April 18, 2023 11:23 AM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak; Representative.Rebecca.Himschool@akleg.gov; Rep. Donna Mears  
**Subject:** Re: HB 134

Sorry, it was not supposed to be sent without me signing it!! I recommend if there has to be a transfer tax to make it \$50 and no more. Thank you!!

Very opposed to this tax!

Brenda Hays  
Owner/Broker/Realtor  
Wavefront Realty  
[REDACTED]

On Tue, Apr 18, 2023 at 11:20 AM captain B <[reelpossibility@gmail.com](mailto:reelpossibility@gmail.com)> wrote:  
Dear Representatives:

I wholeheartedly agree with prohibiting a transfer tax on the sale of real property in Alaska. I have been in RE almost 50 years and our state has prohibited this type of tax as long as I can remember, (except for Juneau!!)

While I understand the state is looking for ways to make more money, given the high interest rates on mortgages this tax could further destroy our market in AK. The typical 3 bedroom, 2 bath home now sells for over \$400k, which at 1% transaction fee would be \$4000. Sellers will not go for this, and why should the BUYER

**Mina Ryan**

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**From:** Riverwalk [REDACTED]  
**Sent:** Tuesday, April 18, 2023 11:24 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

I am opposed to HB 134. With record low inventory in our state, and higher interest rates, adding the burden of a transfer tax would have a negative impact on the current housing market, making it even more difficult for families and individuals to own their own home. On top of that, transfer taxes are not tax-deductible. This is not something that should be implemented in Alaska.

Thank you,

Joy Miller  
Riverwalk, LLC.  
[REDACTED]

Fairbanks, AK 99709  
Mobile [REDACTED]



## Mina Ryan

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**From:** Gina Pelaia [REDACTED]  
**Sent:** Tuesday, April 18, 2023 11:27 AM  
**To:** Rep. CJ McCormick  
**Subject:** House Bill 134

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

Gina Pelaia Associate Broker In Charge  
Your Forever Agent  
Realtor® CRS, GRI  
907.399.6183 Direct  
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**BERKSHIRE**  
**HATHAWAY** | Alaska Realty  
HomeServices

[GinaSellsHomer.com](http://GinaSellsHomer.com)

## Mina Ryan

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**From:** Stacy Harvill <stacy@maddenrealestate.com>  
**Sent:** Tuesday, April 18, 2023 11:34 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

Hello! I would appreciate your efforts to move House Bill 134, "Prohibiting a transfer tax on the sale of real property" out of committee this legislative session. A transfer fee always increases the costs of the transaction, which are already prohibitive for many consumers.

Thank you for your consideration and action!

Thanks,



**Mina Ryan**

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**From:** Kelly Harris <kelly@kibelucas.com>  
**Sent:** Tuesday, April 18, 2023 11:43 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

I am a realtor in the Palmer/Wasilla area. Imposing any type of transfer fee is not a good idea, especially with the rising cost of homes, lack of housing(already) and the increase in interest rates. This would put the cost of first-time home buyers further and further out of reach.

Most Alaskans, me included, appreciate the fact that we are a non-disclosure state and that we don't disclose to the government or anyone else the sales price of the property that we have purchased. Please take this into consideration and move this bill out of committee.

Respectfully,  
Kelly Harris  
C: 907-841-0717  
E: [kelly@kibelucas.com](mailto:kelly@kibelucas.com)



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## Mina Ryan

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**From:** Devon Doran <devonthomasak@gmail.com>  
**Sent:** Tuesday, April 18, 2023 12:44 PM  
**Subject:** HB 134

Good afternoon ~

My name is Devon Doran and I am the Broker/Owner of Signature Real Estate Alaska in the Mat-Su Valley. I was born and raised in Wasilla and have been a licensed REALTOR in the State of Alaska for 20 years and have served in many leadership capacities throughout my career. My passion for this business stems from being a firm believer in the American Dream of homeownership.

I wanted to reach out to you regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. It is important that the committee understands the possibility of a transfer tax could have unintended consequences such as rising home prices. Our state does not need any additional expenses that make it even more expensive to call Alaska our home. We have seen this effect in several states across our nation, with our closest neighbor, Washington state, being severely affected. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

--



**Devon Doran**  
Broker, Owner at Signature Real Estate Alaska

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E [devonthomasak@gmail.com](mailto:devonthomasak@gmail.com)

A [1174 N Leatherleaf Loop Suite A, Wasilla, AK 99654](#)



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## Mina Ryan

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**From:** Rylieh Bodyfelt <rylieh@mysomers.net>  
**Sent:** Tuesday, April 18, 2023 12:53 PM  
**To:** Rep. CJ McCormick  
**Subject:** House Bill 134

Representative McCormick,

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session.

Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

Rylieh Bodyfelt  
Greater Fairbanks Board of REALTORS® President-Elect



# Rylieh REALTOR®

personal: 907.451.1111  
office: 907.451.1111

**Mina Ryan**

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**From:** Karla Lucas <karla@kibelucas.com>  
**Sent:** Tuesday, April 18, 2023 1:01 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134 Proposed Property Transfer Tax

My husband and I run a real estate office in the Mat Su Valley, as well as, we have owned and sold many pieces of property over the 31 years he has been a realtor. We have helped thousands of families and individuals buy and sell properties.

A home is the most valuable asset most people own. After saving for years, people are finally able to stop renting and have their very first home or property they own themselves. It is a very important event in one's lifetime. Imposing any type of transfer fee will only impose a greater burden on these individuals. Taxation imposed by the IRS is hard enough for people to pay when they are already struggling in this economy. Please don't put this unnecessary burden on the residents our great state.

Please take this into consideration and move this bill out of committee.

Thank you for your time.

Karla Lucas  
The Kibe Lucas Team  
Keller Williams Realty Alaska Group

## **Mina Ryan**

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**From:** Febra Hensley <febra@febrahensley.com>  
**Sent:** Tuesday, April 18, 2023 1:07 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

Good afternoon Mr. McCormick,

I'm reaching out to you from the Kenai Peninsula and on behalf of the Alaska Association of REALTORS.

Alaska prides its self on being one of only 14 states out of the country that is a non-disclosure state. I'm not sure if you're aware of transfer taxes, that come into play when you have a disclosure of sales prices and how harmful and costly, they can be to the individual. Transfer taxes range from flat fees, to percentages and can be in the high thousands. On a \$700,000 sale with 4% transfer tax, such as Pittsburgh, the transfer tax can cost a seller \$28,000!

I believe you yourself, would not enjoy paying this sort of a transfer tax once it's time for you to sell your house. It is such a hefty tax that it will cripple even more, the delicate housing market with little to no inventory that we currently have and prohibit even more folks from being able to sell their homes.

Alaska REALTORS protect private property rights for all home owners and land owners. We pride ourselves on being Alaskan's! That means we don't do things like the lower 48. We Alaskan's have individual private property rights. Please support, defend and pass HB 134.

Alaskans are counting on you.

Febra Hensley  
Jack White Real Estate Soldotna  
907-398-7173

**Mina Ryan**

---

**From:** Paddy Coan <paddybcoan@gmail.com>  
**Sent:** Tuesday, April 18, 2023 1:20 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

Paddy Coan, Brokerage Manager  
Keller Williams Realty AK Group  
101 W Benson Blvd Suite 101  
Anchorage, AK 99503  
907 355-4209

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## Mina Ryan

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**From:** Angie Tallant <angie@mysomers.net>  
**Sent:** Tuesday, April 18, 2023 1:32 PM  
**To:** Angie Tallant  
**Subject:** HB 134

*Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property. Thank you for your consideration and action!*

Angie M. Tallant  
Broker | Owner  
Somers Sotheby's International Realty  
Licensed in the State of Alaska  
Angie@mysomers.net

## Mina Ryan

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**From:** williamsonlisad@gmail.com  
**Sent:** Tuesday, April 18, 2023 1:39 PM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak; Rep. Rebecca Himschoot; Rep. Donna Mears  
**Subject:** House Bill 134

Representatives,

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session.

Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee is not in the best interest of consumers buying or selling real estate. The National Association of REALTORS® and its 1.6 million members have always been on record in opposition to the implementation and collection of transfer fees.

Thank you for your consideration and action!

Lisa D. Williamson  
Associate Broker/ePro  
Licensed Assistant for Dave Somers  
Somers Sotheby's International Realty  
(907) 388-3264  
[williamsonlisad@gmail.com](mailto:williamsonlisad@gmail.com)  
[www.DaveSomersandAssociates.com](http://www.DaveSomersandAssociates.com)



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**Mina Ryan**

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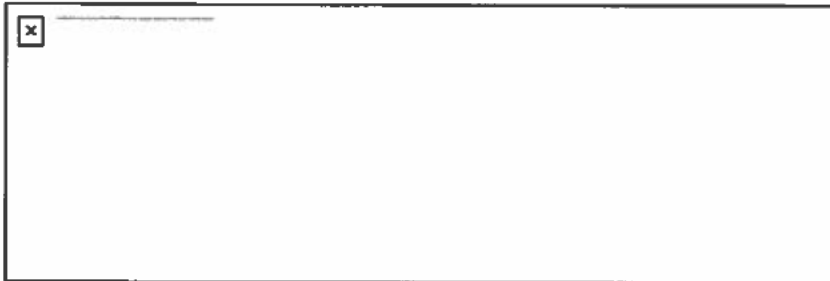
**From:** Traci Heaton <juneautraci@gmail.com>  
**Sent:** Tuesday, April 18, 2023 1:41 PM  
**To:** Traci Heaton  
**Subject:** House Bill 134

Hello,

I am emailing you regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer tax always increases the transition price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

Traci Heaton



**Mina Ryan**

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**From:** Shaun Kraska <shaun@schokhomes.com>  
**Sent:** Tuesday, April 18, 2023 1:44 PM  
**To:** Shaun Kraska  
**Subject:** HOUSE BILL 134 - TRANSFER TAX NOT GOOD FOR ALASKANS

Dear Alaska Representative,  
Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session.

Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee is **not at all** in the best interest of consumers buying or selling real estate. The National Association of REALTORS® and its 1.6 million members have always been on record in opposition to the implementation and collection of transfer fees.

Thank you for your consideration and action!

Sincerely,  
S. Kraska  
Lifelong Alaskan

**Mina Ryan**

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**From:** Grace Merkes [REDACTED]  
**Sent:** Tuesday, April 18, 2023 1:46 PM  
**To:** Rep. CJ McCormick  
**Subject:** Real estate transfer fee

Please do not support a transfer fee. Closing costs are already too high for a real estate transaction. Thank you Grace Merkes-REALTOR ®

**Mina Ryan**

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**From:** Lisa Supini <lisasupino@gci.net>  
**Sent:** Tuesday, April 18, 2023 1:59 PM  
**To:** LISA SUPINO  
**Subject:** House Bill 134

*Representative,*

*Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session.*

*Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee is not in the best interest of consumers buying or selling real estate. The National Association of REALTORS® and its 1.6 million members have always been on record in opposition to the implementation and collection of transfer fees.*

*Thank you for your consideration and action!*

--  
Lisa Supino, Realtor, ABR  
Somers Sotheby's International Realty  
711 Gaffney Road, Suite 100  
Fairbanks, AK 99701  
907-460-1042 Cell  
907-456-7653 Office  
lisasupino@gci.net

## Mina Ryan

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**From:** Elizabeth Schok <elizabeth@schokhomes.com>  
**Sent:** Tuesday, April 18, 2023 2:44 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB134  
**Attachments:** Talking Points on Transfer Fees.pdf

Dear Representative McCormick,

I am writing in support of HB134 prohibiting a transfer tax on the sale of real property. Transfer taxes are separate from recording fees and mortgage recording taxes and add 1 to 3% at closing.

If this is not moved out of committee and passed it will be a detriment to home owners statewide. Alaska is a non-disclosure state. The implementation of a transfer fee on real property transactions always begins with the requirement to disclose the transaction price. Disclosing sales prices could result in increasing local property taxes. In an already downward market this could also put many home sellers 'underwater' with the sale of their home and many will walk away increasing the numbers of foreclosed-on properties.

In order to support our real estate market which, most importantly, protects home ownership, I urge you to support moving out of committee HB1134, Prohibiting a transfer tax on the sale of real property.

Thank you for your consideration,

Elizabeth Schok

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V/R Your REALTOR(r),

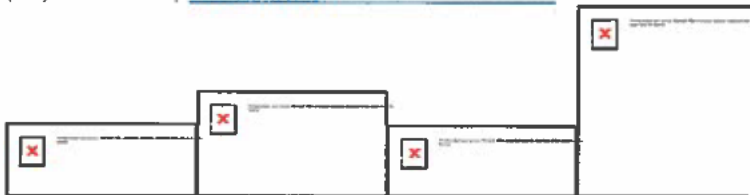
**Elizabeth McConkey Schok**

REALTOR(r), Associate Broker

The Schok Group | Somers Sotheby's International Realty

711 Gaffney Rd., Ste 100 | Fairbanks, Alaska 99701

(907) 322-9188 cell | [FairbanksAlaskaHomeSearch.com](https://www.fairbanksalaskahomesearch.com)



## **Mina Ryan**

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**From:** Charles Scherbaum <chuckakrealtor@gmail.com>  
**Sent:** Tuesday, April 18, 2023 2:44 PM  
**To:** Rep. CJ McCormick  
**Subject:** House Bill 134

Please get this bill out of the committee. More expense for a person who is selling their house is not what we need now.  
Thanks for your time

-----

**Chuck Scherbaum, CRS**  
Coldwell Banker Endeavor Realty  
3030 Denali St Suite #8  
Anchorage, Alaska 99503



## Mina Ryan

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**From:** Angie Newby <angienewby1@gmail.com>  
**Sent:** Tuesday, April 18, 2023 3:10 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

I am a real estate Broker in Homer, celebrating my 40th year working with Buyers and Sellers. Currently there is pending legislation in the House which will be a tool for affordable housing in our great State.

I am writing to ask for your support to move HB134 from Committee to the Floor for a vote this session.

This bill is critical to both our industry and the public good in that it will eliminate any future transfer tax on the sale of real property. Selling a home, investment property or commercial property impacts all of your constituents

HB134 is a top priority for the Alaska Association of Realtors, and is backed by the National Association as well.

I appreciate your support and I welcome any questions that you have about the legislation.

Thank you for your consideration.

*Angie Newby, CCIM, CRS*

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[angienewby1@gmail.com](mailto:angienewby1@gmail.com)

<http://www.homerrealestate.com>



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## Mina Ryan

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**From:** Marjorie Pellegrini <mpalaskahomes@gmail.com>  
**Sent:** Tuesday, April 18, 2023 3:20 PM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

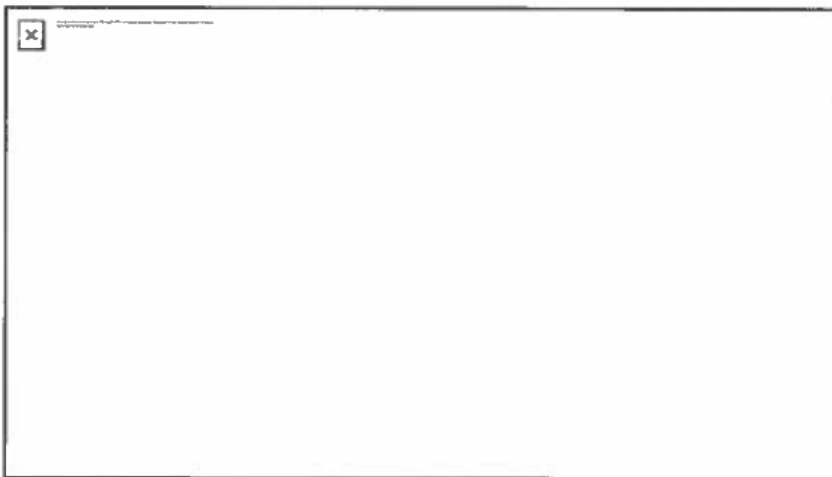
Good afternoon Representative C.J. McCormick,

I am writing to you today to ask that you help move HB 134 out of committee this legislative session. This bill will help to protect Alaskans from facing a potential transfer tax when they sell their home. It is imperative that we keep housing affordable for Alaskans and this is one way to do that. If a transfer tax is imposed it can cause a burden on both buyers and sellers in the housing market. We know that the housing market plays a critical role in our economy and if we are able to keep housing affordable then constituents can afford to live and work here. Already we have seen an increase in home values which has caused purchasing a home a stretch for some especially with the interest rates having ticked up a bit. An added transfer tax could make buying a home an even further stretch for Alaskans.

We see that over 35 states now collect a transfer fee on the sale of real property. The process always begins with the requirement to disclose the transaction price. Some of these transfer taxes are upward of 3% of the sales price. That would be an additional \$10,500 due at closing on a home purchase price of \$350,000. That would be an additional cost on top of the down payment, loan and title costs. We see folks struggling to come up with a down payment as it is can you imagine adding an additional \$10,500 on top of that.

The National Association of REALTORS® and its 1.6 million members have always been on record in opposition to the implementation and collection of transfer fees. I hope you can understand our concern and I ask for your help today!

This truly affects YOU, me and all Alaskans. Thank you so much for your time and consideration and feel free to reach out with any questions you might have. Have a lovely day!



## Mina Ryan

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**From:** Kibe Lucas <kal@kibelucas.com>  
**Sent:** Tuesday, April 18, 2023 3:46 PM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak; Rep. Rebecca Himschoot; Rep. Donna Mears  
**Subject:** Transfer Tax

Dear Representatives:

I have been a Realtor for 31 years. One of the reasons I love Alaska is we are different than the lower 48. First we are a non-disclosure state. My clients love the fact they do not have to disclose the purchase or sale price of their property. Second, when you take into consideration inflation, current interest rates, and the fact people's credit card debt has skyrocketed due to the above mentioned issues. Did you know on average, mortgage payments are \$750.00 per month higher than they were when interest rates were at 3 % People do not need more taxes. We do not need more government regulation or government oversight. Please kill this bill.

Thank you,

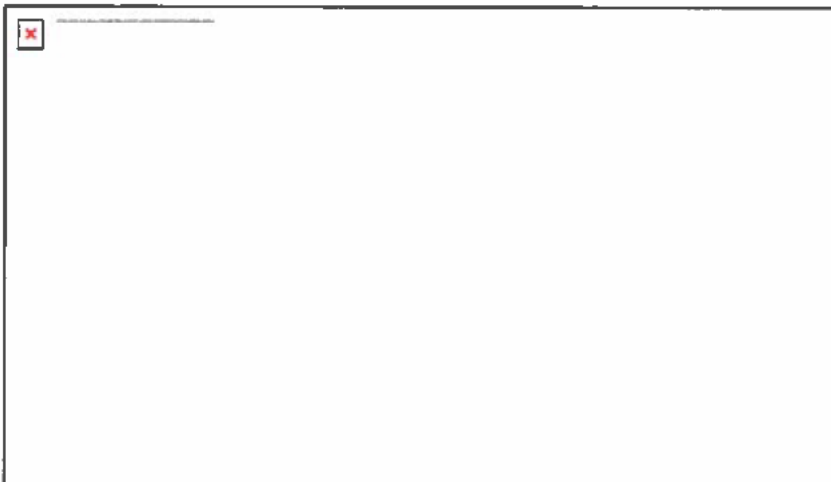
KIBE LUCAS

Associate Broker, CRS , ABR, GRI

Office: 907-357-4663

[kal@kibelucas.com](mailto:kal@kibelucas.com)

[www.kibelucas.com](http://www.kibelucas.com)



**PS " If you care at all you will get some results... If you care enough you will get incredible results!" Jim Rohn**

## Mina Ryan

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**From:** Rep. Thomas McKay  
**Sent:** Tuesday, April 18, 2023 3:54 PM  
**To:** Kibe Lucas; Rep. CJ McCormick; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak; Rep. Rebecca Himschoot; Rep. Donna Mears  
**Subject:** RE: Transfer Tax

Kibe – I think you have the HB 134 Bill backwards; support for HB 134 would prevent transfer fees / taxes.....see what I mean ??? Rep Tom McKay

---

**From:** Kibe Lucas <kal@kibelucas.com>  
**Sent:** Tuesday, April 18, 2023 3:46 PM  
**To:** Rep. CJ McCormick <Rep.CJ.McCormick@akleg.gov>; Rep. Thomas McKay <Rep.Thomas.McKay@akleg.gov>; Rep. Kevin McCabe <Rep.Kevin.McCabe@akleg.gov>; Rep. Justin Ruffridge <Rep.Justin.Ruffridge@akleg.gov>; Rep. Josiah Patkotak <Rep.Josiah.Patkotak@akleg.gov>; Rep. Rebecca Himschoot <Rep.Rebecca.Himschoot@akleg.gov>; Rep. Donna Mears <Rep.Donna.Mears@akleg.gov>  
**Subject:** Transfer Tax

Dear Representatives:

I have been a Realtor for 31 years. One of the reasons I love Alaska is we are different than the lower 48. First we are a non-disclosure state. My clients love the fact they do not have to disclose the purchase or sale price of their property. Second, when you take into consideration inflation, current interest rates, and the fact people's credit card debt has skyrocketed due to the above mentioned issues. Did you know on average, mortgage payments are \$750.00 per month higher than they were when interest rates were at 3 % People do not need more taxes. We do not need more government regulation or government oversight. Please kill this bill.

Thank you,

KIBE LUCAS

Associate Broker, CRS , ABR, GRI

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[kal@kibelucas.com](mailto:kal@kibelucas.com)

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## Mina Ryan

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**From:** estherchambersak@gmail.com  
**Sent:** Tuesday, April 18, 2023 6:58 PM  
**To:** Rep. CJ McCormick  
**Subject:** Transfer Tax HB 134

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

*Esther Chambers, GRI, CRS*  
**Certified Residential Specialist**  
**Graduate of the REALTOR® Institute**  
**REALTOR®/Sales Associate**  
**CENTURY 21 Realty Solutions**  
**Freedom Branch**  
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[www.SoldinAlaska.com](http://www.SoldinAlaska.com)  
[www.estherchambers.com](http://www.estherchambers.com)



## Mina Ryan

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**From:** Vickie Gartley <[vickie.gartley@gmail.com](mailto:vickie.gartley@gmail.com)>  
**Sent:** Wednesday, April 19, 2023 7:24 AM  
**To:** Rep. CJ McCormick  
**Subject:** Bill 134

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

--

**Vickie Gartley**, Associate Broker

REALTOR® CRS®, ABR®, SFR®, SRES®, SRS®

Cell: [\(907\) 209-3123](tel:9072093123)

Office: [\(907\) 523-2774](tel:9075232774)

[vickie.gartley@gmail.com](mailto:vickie.gartley@gmail.com)

[PlatinumRealEstateAK.com](http://PlatinumRealEstateAK.com)

**"Building dreams one home at a time"**



**Mina Ryan**

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**From:** Joel Adams <thehomeranch@me.com>  
**Sent:** Wednesday, April 19, 2023 10:27 AM  
**To:** Rep. CJ McCormick  
**Subject:** HB 134

**Representative C.J. McCormick, Committee Chair**

**Please do your part to move HB134, Prohibiting a Transfer Tax out of committee to the floor so our representatives may act on it.**

**Thank you!**

**Joel Adams,  
Anchorage**

**Mina Ryan**

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**From:** Josh | JoshSellsHomer <josh@joshsellshomer.com>  
**Sent:** Tuesday, April 18, 2023 11:53 AM  
**To:** Rep. CJ McCormick  
**Subject:** \*\*\*\*\*SPAM\*\*\*\*\* House Bill 134

Representative C.J. McCormick,

Regarding House Bill 134, "Prohibiting a transfer tax on the sale of real property." I would appreciate your efforts to move this bill out of committee this legislative session. Implementing any transfer fee will become a component of the overall costs in the market value of real property. A transfer fee always increases the transaction price, which is not in the best interest of consumers desperately trying to buy a property.

Thank you for your consideration and action!

—  
Josh Nieblas  
Your Forever REALTOR®  
Berkshire Hathaway Home Services Alaska Realty Homer  
907.299.8755 Direct  
907.226.2226 Office  
[JoshSellsHomer.com](http://JoshSellsHomer.com)



## Mina Ryan

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**From:** Melissa Bidwell <melissa@mvirealty.com>  
**Sent:** Wednesday, April 19, 2023 1:55 PM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Josiah Patkotak  
**Subject:** HB 134

Representative's,

Please see the points below. Thank you for helping to move this legislation and protecting private property rights.

\*The implementation of any form of a transfer fee will become a component of the overall costs in the market value of real property. A transfer fee will always contribute to increasing the transaction price.

\*The National Association of REALTORS and its 1.6 million members have always been on record in opposition to the implementation and collection of transfer tax.

\* Transfer taxes are separate from recording fees and mortgage recording taxes and add 1 to 3% at closing.

Thank you for your time and consideration.

## Mina Ryan

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**From:** Ian Ludwig <ian@majorsrealty.com>  
**Sent:** Wednesday, April 19, 2023 2:05 PM  
**To:** Rep. CJ McCormick; Rep. Thomas McKay; Rep. Kevin McCabe; Rep. Justin Ruffridge; Rep. Rebecca Himschoot; Rep. Donna Mears; Rep. Josiah Patkotak  
**Subject:** House Bill 134

Hello Representatives,

Hope you are having an awesome week! It is my understanding that the above bill is at risk of being repealed. I am a newer Realtor with two years of experience - even still I have seen the challenges of closing costs at the closing table. An additional tax on sellers would also be a tax on buyers and would affect individuals ability to buy/sell homes locally.

I am opposed to the removal of HB 134 and I hope that my perspective is considered.

Thank you,  
Ian

P.S. If you are considering buying or selling real estate in Fairbanks or North Pole, give me a call :)



**Ian Ludwig**  
REALTOR®, Majors Realty Group, LLC

📍 1221 Noble Street, Suite #100, Fairbanks

📞 [907-455-4600](tel:907-455-4600)

📠 [907-987-9025](tel:907-987-9025)

✉ [ian@majorsrealty.com](mailto:ian@majorsrealty.com)

🌐 [www.experiencealaskahomes.com](http://www.experiencealaskahomes.com)

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.



**Mina Ryan**

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**From:** Butch Currier <Butch@ButchCurrier.net>  
**Sent:** Wednesday, April 19, 2023 4:27 PM  
**To:** Rep. CJ McCormick  
**Cc:** Butch Currier  
**Subject:** House Bill 134 "Prohibiting a transfer tax on the sale of real property"

Dear Representative McCormick

We need this bill to be moved out of committee this legislative session.

Thank you for helping to move this legislation and protecting private property rights!

Sincerely

Butch Currier REALTOR®  
Associate Broker, C2EX, SRS, SFR  
Gold Standard Real Estate  
907-590-2853  
[Butch@ButchCurrier.net](mailto:Butch@ButchCurrier.net)  
Website: [www.goldstandard.us](http://www.goldstandard.us)  
1231 Noble Street Fairbanks, Alaska 99701

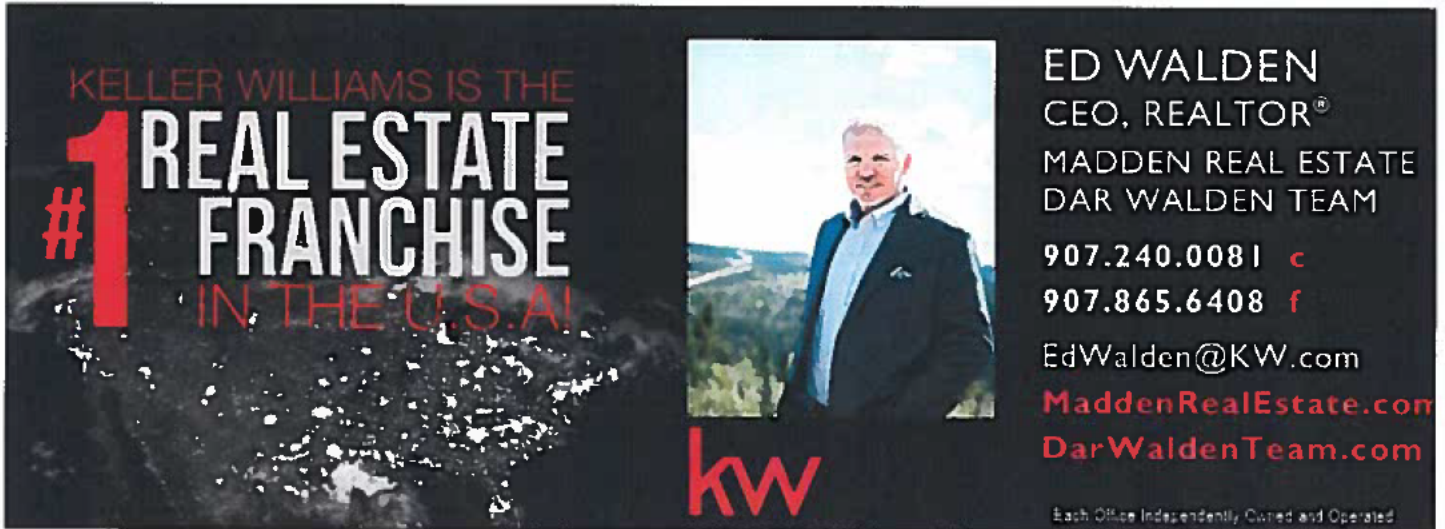
**Mina Ryan**

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**From:** Ed Walden <ed@darwalden.com>  
**Sent:** Thursday, April 20, 2023 5:10 PM  
**To:** Rep. CJ McCormick  
**Subject:** House Bill #134

As owners of the Alaska #1 selling real estate team, Dar and I are concerned with the impact a transfer tax will have on our buyers and sellers in our key markets of Anchorage and Fairbanks. We would like to see this bill moved out of committee this legislative session please. Please feel free to contact me at the number below or via text or e-mail.



V/R, Ed Walden



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#1 REAL ESTATE  
FRANCHISE  
IN THE U.S.A!**



**ED WALDEN**  
CEO, REALTOR®  
MADDEN REAL ESTATE  
DAR WALDEN TEAM

**907.240.0081**   
**907.865.6408** 

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**DarWaldenTeam.com**

**kw**

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