

*"No man's life, liberty, or property are safe  
while the legislature is in session."  
Mark Twain*



## WHAT WE'RE HEARING



**Funny Numbers?** There has been growing concern about the [over-reporting of employment numbers](#) resulting in a second “correction” of over 653,000 less employed than previously reported. This is on the heels of the August correction of over 800,000 supposedly employed that were not. How good is the government data? Dubious at best for now, although there is a new sheriff in town. And, consumers are reflecting the concern with slowdowns in purchases.



## WHAT WE'RE TOUCHING



**Fire Sale:** Reports are coming out from the government’s own analysis that its buildings are mostly vacant. The work-from-home wave has become entrenched not just in Washington DC but across the country with the average occupancy rate at 6%. Even with the new Executive Order that all staff must be back in the office, the expectation is the government is sitting on massive amounts of excess office space. Presently on three properties are planned to be sold by the government – 3 across the whole country. That will likely soon change and the unloading could provide an opportunity for astute investors. However, please make sure that your community isn’t inundated with government sales of office & warehouse properties as this could flood some markets depressing overall values. Know your market! [Read more about it here.](#)



## WHAT WE'RE SEEING



**Smoke ‘em if you got ‘em:** Smoke detector and carbon monoxide requirements have changed. Beginning with January 1, 2025 all smoke detectors must be tamper proof, meaning hardwired or having the 10 year sealed battery. A smoke detector must be placed in every bedroom and one in the common area of the bedroom. If ceiling mounted, they should be more than 4” from the wall. If they are wall mounted, they should be between 4” and 12” from the ceiling. Basement detectors should be installed on the ceiling at the bottom of the stairs leading to the next level of the home. A carbon monoxide detector is required if there is an attached garage or fuel burning appliance in the unit. If a fuel- burning appliance fuels the bedroom, one must be in that bedroom.



## WHAT WE'RE SAYING



**Come See DC:** We hope to see you in Washington DC for our annual meeting with NAA and NMHC. The Advocate meeting will be March 25-26th. Organizational leaders are invited to attend and should contact [Lori@nationalreia.org](mailto:Lori@nationalreia.org) for by February 28th. We're living in exciting times...Let's make our voice heard!

**Who is tired of Executive Orders?** Well, sit back and grab some popcorn, because there will be plenty more and if 2025 starts like 2017. The 24/7 "Chicken-Little" media personalities will be losing their minds over every one of them. Imagine if the news reports were provided by someone you have evicted (and it was ugly) – that's about the level of veracity that can be expected. Networking is far more important than the current state of the news...



## THE SMELL TEST



**Head-Spinning 101:** The on-again off-again judicial back-and-forth of the Corporate Transparency Act (CTA), also referred to as the Beneficial Ownership Information (BOI) filing, has more stops and starts than my first attempt at driving a standard stick shift! Presently, there are at least 2 different cases impacting the nation and one case was remanded to the lower court without an injunction on filing, while the other has a national injunction in place. Keep an eye on the [www.realestateinvestingtoday.org](http://www.realestateinvestingtoday.org) website for the most up to date info. While this is not legal advice: filings can be made voluntarily to avoid any last-minute rush and down websites. [Read the latest here.](#)

**HUD on a Minute:** The last-minute pull back by HUD of the February, 2023 proposed expansion of the Affirmatively Furthering Fair Housing (AFFH) regulation on January 16th, 2025 seemed like a good thing due to its extensiveness – as it was an expansion of the 2015 Regulation that was based on the 1968 Civil Rights Bill. However, the reality is that the outgoing administration did not want a weak defense of the 165-page, 83k word "rule" to fall to either the national desire to roll back the excessive(!) regulation or a judicial challenge along the lines of Loper Bright (which rolled back the Chevron Deference precedent) to permanently strike down this massive bureaucratic over-reach. Consider that the original 1968 Civil Rights bill was only 43 pages! It was pulled back at the last minute to save it for future implementation.

## TASSELL NOTES



**Impactful Angles:** Unpacking government action is often one of the most politically divisive and partisan efforts – be sure you know the angle and the perspective of the "seller" in order to get the most impact out of what's said...and even more importantly, what's not said.

*Every morning I read the newspaper and the Bible so I know what both sides are up to. -Zig Ziglar*

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