Indiana Builder News

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DeVon wins Indiana House seat

Dale DeVon, a builder from Granger, and a current Board member of the Indiana Builders Association, won election to the Indiana House of Representatives on Election Day defeating a Teamsters organizer from Mishawaka in Indiana House District 5. DeVon won in convincing fashion with 58 percent of the vote in the open seat that was once held by Democrat State Representative Craig Fry.

Representative Dale DeVon

"DeVon's 16 percent margin of victory was a testament to his hard work throughout the summer and fall and a well-executed campaign by his team of volunteers and supporters," commented Rick Wajda, IBA's CEO. "Dale had a strong network of support from his contacts with business owners and leaders in the community and many business organizations and trade groups statewide supported his candidacy." DeVon will join two other builders in the Indiana General Assembly as Representative Heath VanNatter, CGP (R-Kokomo) and Representative Wes Culver (R-Goshen) both won re-election to the House.

The Indiana General Assembly will see many new faces in 2013 as 23 new members were elected to the House and four new members to the Indiana Senate. When the new General Assembly convenes in January, 42 percent of the House members will have served no more than two years in their respective offices. The Republicans continue to enjoy super-majority status in the Indiana Senate by a 37-13 margin, unchanged from the last election cycle. In the House, the Republicans picked up nine seats, and now hold a super-majority with a 69-31 advantage over the Democrats.

In the race for Governor, Republican Congressman Mike Pence won by 4 percentage points over Democrat John Gregg, to keep the Governor's Office in Republican control as Governor Mitch Daniels winds up his second term in office. Governor-elect Pence will be sworn into office in January and enjoy a Republican dominated Indiana General Assembly that will be charged with crafting a new two-year budget as well as discussing and debating hundreds of bills that are expected to be filed when the Legislature convenes in early January.

On the federal front, the state of Indiana will have a new U.S. Senator as Democrat Congressman Joe Donnelly defeated Republican State Treasurer Richard Mourdock by a 6 percentage point margin (50 percent to 44 percent). U.S. Senator-elect Donnelly

DeVon *(see page 2)*

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Hannigan receives highest honor

During IBA's annual awards presentations, IBA President Will Wright presented the John C. Hart Presidential Award to Mike Hannigan, Jr., owner and president of The Hannigan Company.

The award, named after a legend, stands for the highest degree of long-range commitment and dedication in service to this industry. It is the highest housing honor presented by the Indiana Builders Association.

Hannigan is a long-time member of the builders association with over 40 years of involvement. His memberships include 15 years as a builder and developer member and 25 years as an associate member. He was a member of the HBA of St. Joseph Valley for 10 years and a member of the BA of Greater Indianapolis for the past 30 years.

He is a past local and state president. He has recorded 155 Spike credits. He serves as IBA's Membership Co-Chairman and an IBA Executive Committee member.

IBA President Will Wright (left) presents IBA's highest housing honor, the John C. Hart Presidential Award, to Mike Hannigan, Jr. for his long-time dedication and support of the IBA.

He also serves as a director on the Federal Home Loan Bank Board and is active on several additional community and charitable boards.

IBA President Will Wright presents a presidential citation to Tina Bernacchi, owner of Andrea Homes. An IBA Builder Area Vice President and IBA Executive Committee member, Bernacchi received the award for her dedication in the formation and chartering of a new local builders association, the Mid-North Builders Assoc.

IBA President Will Wright (left) presents a presidential citation to Tim Eckert, Business Manager for Weber Concrete Construction. An IBA Associate Area Vice President and State Co-Membership Chairman Eckert received the award for his promotion of membership in and support of the IBA.

NAHB's Builders Show January 22-24 in Las Vegas

- IBA Networking Night will be Wednesday, January 23 -

Members will converge for NAHB's International Builders Show January 22-24, 2013 in Las Vegas, Nevada. On-line registration at www.BuildersShow.com is open. You can also book hotel accommodations at special discounted rates at www.BuildersShow.com.

Indiana has been assigned the Wynn Hotel at a room rate of $209 plus tax. The room block is limited and will be assigned on a first-come, first-serve basis so make your reservations immediately.

IBS 2013 is the world's largest annual light construction show. It offers everything you need to create and build on opportunity in the home building industry. Hundreds of seminars, exhibits, and special events allow for learning and networking. See more than 900 building industry exhibitors spread over 400,000+ net square feet at no cost.

IBA will host a networking night on Wednesday, January 23, from 4:30 to 6:00 pm. at Le Burger Brasserie on the promenade connecting Paris to Bally's. Join us for appetizers supplied by IBA. Drinks are on your own.

NAHB International Builders' Show

Register and reserve your room today at www.BuildersShow.com.

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The future looks encouraging

President's Message

By Will Wright
Will Wright Building Corp., Carmel

President
Indiana Builders Association

My working as the spokesperson for the Indiana Builders Association is coming to a close. This year has been a very enjoyable year.

Traveling to the local associations has enlightened me on the wonderfulness and resilience of the population of Indiana. The unity that exists in each local certainly represents a community within a community. Seeing local associations with young men and women working diligently to make their organizations successful and their careers rewarding is encouraging. The older members are continuing to participate with a vision of a brighter future. We live in one of the greatest states in this country and I know the missions of our builders associations will succeed.

The Indiana Builders Association and its members have had a tremendously positive influence on public policy. There are 6.5 million people in the state of Indiana. There are 3,000 IBA member companies in the state representing approximately 200,000 employees who are Indiana citizens.

The Association has less than 200 directors that spend their time and money to participate in the associations' activities. The directors divide themselves into service committees that grind out the most detailed issues for the benefit of our members and our state.

Our small state staff of 4.2 people coordinates the states' activities and most importantly communicates daily with elected officials and the regulatory system.

We have formed coalitions with associations that have similar issues to ours. They include realtors, bankers, mortgage brokers, title insurance companies, the insurance industry, and manufacturers. We are often consulted by municipal associations such as cities and towns, water and sewer districts, education department, highway consultants and health officials.

The core group of staff members, committee chairmen, senior officers, and dedicated individual volunteers has and will continue to have a tremendous influence on the quality of life as it relates to our public policies and laws.

Winston Churchill once said *"Never in the field of human conflict has so much been owed by so many to so few."* The work of the Association doesn't match human conflict but then again, maybe it does? Our success in shaping government policy in the field of housing is unmatched. The moral high ground is always the objective. We need to recognize our coalition partners in assisting us in forming healthy public policy with our elected officials.

The future of our Association is in good hands. We have an experienced staff and a lineup of senior officers and committee chairmen to carry us into the future. We have adequate financial reserves and a willingness to protect the rights of our citizens to own their own homes. Looking over the four senior officers for next year I leave this office with great confidence and I assure you that the membership is in good hands.

IBA Board thanks 2012 leadership

IBA Vice President Greg Furnish, CGP, (left) thanks IBA President Will Wright for serving in 2012.

IBA's 2012 area vice presidents and committee chairpersons were thanked for their service to the state builders association at the recent IBA Board meeting.

IBA President Will Wright (right) thanks NAHB State Rep. Mike Bell, GMB, CGB.

IBA President Will Wright (right) thanks Mike Christoffersen for his service to the home building industry from 1998 to 2012 on the Indiana Fire Prevention and Building Safety Commission.

IBA's 2012 President Will Wright (left) presents the gavel to IBA's 2013 President Greg Furnish, CGP.

DeVon *(from page 1)*

will replace U.S. Senator Richard Lugar in 2013 and serve alongside U.S. Senator Dan Coats (Republican).

In the U.S. House of Representatives, Indiana will send seven Republicans and two Democrats to Congress when the session of Congress begins. Three of the nine members will be serving their first term in Washington. In Congressional District 2, Republican Jackie Walorski will take over for Congressman Joe Donnelly who is moving on to the U.S. Senate. In Congressional District 5, Republican Susan Brooks will replace retiring U.S. House member, Dan Burton, who began his service in Congress in 1983. In Congressional District 6, Republican Luke Messer replaces newly elected Governor Mike Pence.

As the election season wraps up, attention will now turn to governing at the state and federal levels. Legislative leaders will be dealing with many new faces in the Indiana General Assembly and a new crew of leaders in the Governors Office. Governor-elect Pence has a detailed "Road Map" of ideas for leading Indiana forward as jobs and economic development will be high on many elected officials "to-do" lists as our state and nation's economy still has much room for improvement.

One big issue looming on the horizon on the federal level is the impending "fiscal cliff" of massive tax hikes and spending cuts that is scheduled to take effect on January 1. The National Association of Home Builders continues to urge President Obama and congressional leaders to work together to resolve issues related to the fiscal cliff by extending all of the 2001 and 2003 tax cuts while being mindful of how broad-based tax reform will affect the fledgling housing recovery.

Abolishing or limiting the mortgage interest deduction would impose a huge tax increase on millions of middle-class home owners and send shockwaves through the economy. There is concern that any change to the mortgage interest deduction would further depress home values, leaving more home owners underwater and fueling even more foreclosures.

Back to the future

The year is 2052 and the sun is setting on a beautiful park somewhere in Indiana. Sitting on a bench with his grandson is our hero, "Builder of the Year" in 2012.

Tommy: "Grandpa, what are you thinking about, you seem to be daydreaming?"

Grandpa: "Why, Tommy, I was just thinking about the old days."

Tommy: "Is that like the 'good old days' or the 'bad old days'?"

Grandpa: "No, no, the old days were good, very good. We had so much going for us back then."

Membership Minute

By
Mike Hannigan, Jr.,
The Hannigan Co.
Membership
Co-Chairman

Tommy: "Like what?"

Grandpa: "Well, Tommy, back in my day the building business represented all that was cherished in the country. We were respected businesses that created wonderful communities that housed the country. We were entrepreneurs, free to succeed or fail based on our own efforts. We took pride in every home we built. We worked hard, played hard, and laughed a lot."

Tommy: "What else, Grandpa?"

Grandpa: "Well, Tommy, back then we had a great association comprised of all the people in the industry. We were such professionals; we had ongoing education; we had great networking meetings; and we even received rebates from suppliers that we used that enhanced our profits. "

Tommy: "What else, Grandpa?"

Grandpa: "Tommy, we once had over 7,000 members in our state association. We were a voice in local, state, and national government. We were a force to be reckoned with everywhere. The logo on our doors and in our ads provided a badge of professionalism that gave reassurance to the public. We just had it all."

Tommy: "What happened?"

Grandpa: "I don't know, I just don't know. I guess we just let it slip away."

Let's not let it slip away -- get involved in your local, state, and national builders associations.

Havens joins IBA as Governmental Affairs Director

Tom Havens has joined the Indiana Builders Association as the new Governmental Affairs Director. Havens takes over for Gretchen White, who left the IBA for a position with AT&T.

Tom Havens

Prior to joining the IBA, Havens worked as a Senior Legislative Assistant, Policy Intern and House Reading Clerk for the Republican Caucus of the Indiana House of Representatives. Prior to his tenure with the Indiana House, he was a project manager and cost estimator for his family's Indianapolis-based construction business that specialized in the installation and design of commercial plumbing systems.

He is a graduate of Indiana University where he received a Bachelor of Science degree in Public Affairs as well as a Doctor of Jurisprudence (J.D.) degree from the Indiana University Robert H. McKinney School of Law.

As Governmental Affairs Director, he will be responsible for working with members of the Indiana General Assembly and the Governor's office on policies that promote and protect housing affordability in Indiana.

He also will be responsible for staffing and assisting members of IBA's Remodelers and Green Building committees. He is a lifelong resident of Indiana and currently resides in the Indianapolis area with his wife and four children.

According to Rick Wajda, IBA CEO, "Tom's knowledge of the legislative process and background in construction will be a great asset to the organization. He will hit the ground running as he works with IBA's Governmental Affairs team to represent the industry at the Statehouse."

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Land banks: Neighborhood revitalization tool or government interference with the free market?

Statehouse Scoop

By Tom Havens
Governmental Affairs Director
Indiana Builders Association

Let's be honest: as home builders and remodelers (and for that matter, people with good old fashion common sense) we are always on the look out for ways to streamline our operations. This is because at the end of the day, finding ways to make our operations and systems run more efficiently generally equates to more money in our pocket. And generally those things that run efficiently are the same ones that have optimized profit (or benefit) by minimizing costs (or burdens) - regardless whether we are talking internally within the organization or externally to the public. This, in essence, is the broad purpose of land banks.

The U.S. Department of Housing and Urban Development (HUD) defines land banks as "governmental or nongovernmental nonprofit entities that focus on the conversion of vacant, abandoned properties into productive use." The city of Indianapolis, for instance, is one of the few cities in Indiana that has an operational land bank and its stated purpose is to "acquire abandoned, tax delinquent and other problem properties...and make them available to non-profit and for-profit developers. Through rehabilitation and redevelopment efforts, these troubled properties are returned to productive and viable use and contribute to improved quality of life..." In other words, a primary function of land banks is to mitigate neighborhood blight.

Generally speaking, the idea of streamlining the tax sale process for vacant and abandoned properties is a good idea. The current system is overly complex and incentivizes speculation on tax lien properties by investors who often times have no intention of bringing run-down properties back to life. Under the current system, for instance, an investor can purchase the tax lien on a property hoping the property owner will redeem the property by paying the past due taxes, fees and interest to the investor-lienholder.

The investor is not required to pay the past due taxes when purchasing the lien and may or may not receive marketable title to the property once time has expired for the property owner to exercise their right of redemption. If the property owner does not redeem, the investor can either petition the county for a deed to the property or allow the property to return to the county surplus list. This creates an undesirable pattern for many properties involving a back and forth motion between county ownership and investors - all the while, these properties continue to lose value because neither party is making any improvements and possibly not even performing basic maintenance.

While land banks may seem altruistic at first glance, we being students of efficiency and good common sense realize that often times the devil can be in the details, and land banks are no exception to that rule. At the end of the day, the system is broken and needs to be fixed if our goal is to improve our neighborhoods by eliminating blight. Land banks can accomplish this goal, but we must exercise caution when it comes to deciding the amount of authority they should possess.

As builders and remodelers, we have an interest in maintaining property values. For that matter, we are the ones that create much of the property value in the first place by building quality new homes and making value-added improvements to homes that already exist. We need to make sure that land banks do not interfere with our ability to develop and improve properties that end up on the tax sale list.

Ideas like giving land banks a right-of-first-refusal to purchase properties at tax sales and allowing land banks to become landlords by giving them the right to rent homes to private parties are concerning. Such measures effectively remove homes and lots from the free market (at a price the government chooses) and places them directly in the hands of governmental entities (i.e., the quasi-governmental land bank). The free market should always have the first option to purchase property; government should serve as a backstop for properties the free market refuses.

Land banks can be a useful tool to combat declining property values, revitalize blighted properties in depressed neighborhoods, and to make the tax sale process much more efficient. This is good not only for society, but also for our industry because we are the ones who bring these homes and vacant lots back to life. But we must proceed with caution. Land banks should not be used as a tool - whether intentionally or unintentionally - to usurp the efficiency of the free market. We need to make sure that land banks are created in such a way that allows them to provide the greatest benefit to society while at the same time minimizing the burden imposed on our industry and tax payers generally.

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Indiana Builders Association's 2013 Membership Benefits Guide

Lt. Governor-elect Sue Ellspermann stopped by the Indiana Builders Association office to discuss housing issues with IBA President Will Wright (left) and IBA CEO Rick Wajda.

IBA State Director Steve Schreckengast (left); State Representative Heath VanNatter, CGP (R-Kokomo), (center), and IBA President Will Wright, attended an event in Hamilton County.

IBA CEO Rick Wajda (left) and State Senator Tim Lanane (D-Anderson).

IBA Past State President David Compton (left) met with newly elected State Representative Todd Huston (R-Fishers).

Marshall County BA President Pete DeVos, II, (left) and IBA Associate Area Vice President Hal Kemmerer, CGP, (right), talks housing with Marshall County's Building Commissioner Chuck DeWitt.

NAHB BUILDPAC Trustee and State Representative Heath VanNatter, CGP (R-Kokomo) (left) and Jeff Kittle (right), Herman & Kittle Properties, catch up with Congressman-elect Luke Messer at an event in Indianapolis. Messer will represent the 6th district of Indiana in Congress.

Doug Miller, CGB,CGP,CAPS,GMB, 2011 IBA President (left), and BA of Elkhart County President Terry Herschberger, GMB, CGB, CGP, (right) talk housing issues with State Representative Wes Culver (R-Goshen). Rep. Culver is a builder member of the Indiana Builders Association.

Marshall County BA President Pete DeVos, II, (left) congratulates Al Eisenhour, GMB, GMR, CGR, CAPS, CGP, on attaining his new Spike status for membership recruitment with NAHB.

IBA CEO Rick Wajda (right) catches up with State Senator Doug Eckerty (R-Yorktown) at an event in Indianapolis.

Leaders of the HBA of St. Joseph Valley congratulate Dale DeVon (right), IBA's newest member of the Indiana House of Representatives.

IBA President Will Wright (second from left) represented the Indiana Builders Association at the IHCDA Annual Housing Conference where IBA sponsored the Lt. Governor's Award for Excellence in Urban Affordable Housing.

Leaders of the Builders Association of Elkhart County welcome IBA's Chief Executive Officer Rick Wajda (second from left) to a recent monthly membership meeting.

Gibson County Builders Association members catch up at a recent meeting in Princeton.

IBA President Will Wright (right) talks housing with State Senator Brandt Hershman (R-Buck Creek) at an event at the Indianapolis Motor Speedway.

IBA Past State President Joe Zehr (right) discusses a housing issue with HBA of Ft. Wayne Past President Jeff Thomas at a recent meeting in Ft. Wayne.

Leaders of the HBA of Ft. Wayne gather for a picture at a recent membership meeting.

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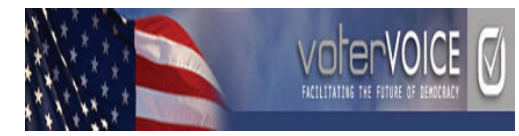

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News from around the state

The BA of Kosciusko Fulton Counties has purchased over 4,800 coats, hats, and gloves for elementary school children thanks to raising over $104,000 at their annual golf outings. Kyle Wurtzel (center) is thanked by BAKF Vice President Brett Harter (right) for chairing the event this year.

HBA of Howard County President Mike Ullery, CGP (right) introduces new member Isaiah Baker (center), Lowes, to IBA President Will Wright.

IBA COO Cindy Bussell (left) smiles with HBA of St. Joseph Valley President Andy Place, Jr. and Betsy Kelly at local golf outing.

Jackson-Jennings Builders Association members welcome IBA State President Will Wright (third from right) to Seymour to discuss the state of the housing industry.

BA of Greater Indianapolis (BAGI) President Corby Thompson welcomes several new members to Indiana's largest local HBA during a new member open house.

IBA Governmental Affairs Director Tom Havens (left) met with State Representative John Price (R-Greenwood) to discuss issues related to housing.

IBA Past Presidents

INDIANA BUILDER NEWS

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Advertising Facts

- **Indiana Builder News** is the **official** and only **publication** of the Indiana Builders Association.
- It is **distributed bi-monthly** to Indiana's builders, developers, remodelers, trade contractors, and building suppliers.
- Each issue is **packed with building industry information** from the national, state, and local levels, allowing all professionals to stay up to date on building industry happenings.
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The Issues & Deadlines - 2013

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March/April	March 1
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The Staff

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☐ **Associates Committee:** Provides associate members with a networking tool to support, strengthen, and advance our association and the home building industry. *Staff: Cindy Bussell*

☐ **Builders & Bankers Roundtable:** Provides an opportunity for builders and bankers to discuss financing issues related to the industry. *Staff: Tom Havens*

☐ **Codes Committee:** Code experts from around the state convene to discuss the latest developments in building codes. The committee recommends policy to the Board that helps IBA to be proactive with the state building commissioner's office relative to the adoption and implementation of codes. *Staff: Carlie Hopper*

☐ **Rural On-Site Wastewater Subcommittee:** Monitors regulations concerning rural wastewater issues across the state. *Staff: Carlie Hopper*

☐ **Mechanic's Lien:** Works on issues involving mechanic's lien. *Staff: Tom Havens*

☐ **Green Building Committee:** Encourages green building initiatives. *Staff: Tom Haavens*

☐ **Indiana Remodelers:** Comprised of remodelers, is unified representation to serve the professional remodeler while providing information and education. *Staff: Tom Havens*

☐ **Executive Committee:** Conducts the affairs of the Association in accordance with the By-Laws, policies, and instructions of the Board. Policy and steering committee of the Association. *Staff: Rick Wajda & Cindy Bussell*

☐ **Investment Policy Committee:** Reviews the reserve funds of IBA and establishes investments to adhere to the highest possible yield at the lowest possible risk. *Staff: Cindy Bussell*
Revised 12/6/2012.

☐ **OSHA Safety Committee:** Consults with INSafe to develop a strategic training plan and participate in the delivery of current safety group-wide training programs. *Staff: Carlie Hopper*

☐ **Strategic Plan Committee:** Develops and monitors strategic plan. *Staff: Cindy Bussell & Rick Wajda*

☐ **Golf Committee:** Produces the annual state golf outing that is designed to raise funds for Indiana to meet its NAHB Build-PAC fund raising goal. *Staff: H. Sturgeon*

☐ **Housing Protection Fund:** Protects the industry and the affordability of housing. Carefully crafts strategy for legal defense. *Staff: Rick Wajda*

☐ **Land Use Committee:** Land developers compare successful strategies from their projects. Competitive guards are relaxed as colleagues network with each other in this intensely regulated business. *Staff: Rick Wajda*

☐ **Professional Designation Committee:** Implements Designation program. *Staff: Carlie Hopper*

☐ **Membership Committee:** Join IBA's team of members who recruit new members into the association. *Staff: Cindy Bussell*

☐ **IBA's Educational Scholarship Foundation:** Awards scholarships and raises funds. *Staff: Cindy Bussell*

☐ **Insurance Task Force:** Review and recommend insurance programs as possible member benefits. *Staff: Cindy Bussell*

☐ **Finance Committee:** Studies the finances of the Association, and makes recommendations of financial policy to the Executive Committee and Board of Directors. This committee also prepares the annual budget. *Staff: C. Bussell*

☐ **Audit Committee:** Reviews audit with Certified Public Accountant. Reports directly to the Board of Directors. *Staff: Cindy Bussell*

2013 Committee & Council Sign-Up Form

Please submit a conflict of interest form along with your committee request.

NAME_____ PHONE_____
COMPANY_____ FAX_____
ADDRESS_____
CITY/STATE/ZIP_____
E-MAIL_____

Complete and return to: IBA, 101 W. Ohio St., Ste. 710, Indianapolis, IN 46204. FAX (317) 917-0335.
Info@BuildIndiana.org. Questions? *(800) 377-6334, Rick ext. 204 or Rick@BuildIndiana.org, Cindy ext. 203 or Cindy@BuildIndiana.org, Tom ext. 205 or Tom@BuildIndiana.org, Carlie ext. 206 or Carlie at BuildIndiana.org, and Heather ext. 207 or Heather@BuildIndiana.org..*

Energy efficiency compliance in residential construction

Codes Corner

By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

As a home builder or remodeler, do I have to comply with the new energy efficiency requirements for residential construction?

Yes. One-and two-family dwellings and townhouses constructed in Indiana must comply with the 2005 Indiana Residential Code (based on the 2003 International Residential Code with Indiana amendments), including the new energy efficiency requirements.

Amendments to Chapter 11 for energy efficiency became effective on April 5, 2012. The Chapter 11 amendments are based on parts of the 2009 International Residential Code (IRC), Chapter 11 and the 2009 International Energy Conservation Code (IECC), Chapter 4.

Builders demonstrate compliance with the energy efficiency requirements of the code through the prescriptive path (N1102.1.1), the component trade-off path (N1102.1.2 and N1102.1.3), or the performance path (N1106). All three paths have requirements that are consistent and address certification; air barriers and insulation; vapor barriers; windows; and HVAC systems.

How do the three compliance paths differ from one another?

The prescriptive path is the simplest, but not the most cost-effective, way for builders to meet energy efficiency requirements. Insulation and fenestration criteria for the building thermal envelope are shown in Table N1102.1 which specifies minimum R-values and maximum U-factors by climate zone. No computer software is needed.

The component trade-off path, often referred to as "the Total UA alternative", is found in sections N1102.1.2 and N1102.1.3. Builders who choose the Total UA Alternative path can choose insulation thickness and window U-factors that deviate from those in the prescriptive table, as long as the total building thermal envelope UA (the sum of each assembly U-factor times each relevant area) is not more than the total UA resulting from using the U-factors in the prescriptive table. Computer software must be used. REScheck is an example of this software and it can be downloaded for free from the U.S. Department of Energy.

Section N1106 Performance Based Calculations adopts by reference the 2009 IECC and amends Chapter 4 to provide a performance based alternative. Builders choosing the performance path must show that a proposed house design has an annual energy budget less than or equal to that of a similar house (referred to as the standard reference design) that complies with the code's prescriptive requirements. Utilizing the performance path offers the builder the greatest flexibility in design and construction and therefore is the most cost effective. Performance path calculations are usually performed by an energy consultant, HERS rater, architect, or engineer using a software program like REM/Rate.

Is an addition or alteration required to comply with the new energy efficiency requirements?

Yes. R105 states "Additions and alterations to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all the requirements of this code. Additions and alterations shall not cause the structure to become unsafe."

Are modular and HUD homes required to comply with the 2005 Indiana Residential Code including the energy efficiency requirements?

Indiana modular homes, which have a yellow label in the shape of Indiana on electrical panel door, are inspected at the factory and must comply with the 2005 Indiana Residential Code, including the Chapter 11 Energy Efficiency requirements. HUD homes, which have a red rectangular label on the frame's tongue, are inspected to the HUD code.

Is a panel certificate required?

Yes, according to Section N1101.8 Certificate. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor), ducts outside conditioned spaces, and U-factors for fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, and/or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater", "electric furnace", or "baseboard electric heater" as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces, or electric baseboard heaters.

Is a blower door test required?

No. A blower door test can be used to demonstrate air sealing compliance. Builders have two options for demonstrating air sealing compliance: 1) Testing (Section N1102.4.2.1) or 2) Visual inspection (Section N1102.4.2.2). Additionally, Table N1102.4.2 Air Barrier and Insulation Inspection is used only with the visual inspection option (Section N1102.4.2.2).

If a builder chooses the visual inspection option (Section N1102.4.2.2), who does the field verification of the air barrier and insulation?

Unless a local ordinance requires an approved party independent from the insulation installer to inspect the air barrier and insulation, the builder may perform the field verification of the items in Table N1102.4.2.

Is a duct tightness test required?

Yes, unless the air handler and all ducts are located within conditioned space. According to Section N1103.2.2, duct tightness shall be verified by either of the following: 1) Post-construction test or 2) Rough-in test.

The requirements for each test are as follows:

Post-construction test: Leakage to outdoors shall be less than or equal to eight (8) cfm (3.78 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area or a total leakage less than or equal to twelve (12) cfm (5.66 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler end closure. All register boots shall be taped or otherwise sealed during the test.

Rough-in test: Total leakage shall be less than or equal to six (6) cfm (2.83 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa) across the roughed in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to four (4) cfm (1.89 L/s) per one hundred (100) ft^2 (9.29 m^2) of conditioned floor area.

Is the performance path, which requires the use of software and testing, the most expensive path?

No. Most home energy professionals charge $450 to $550 for performance compliance which includes two site visits, testing and all documentation. Please contact your local HBA for members who are home energy professionals.

Additional Resources

Purchase the 2003 International Residential Code from the NAHB Bookstore at www.builderbooks.com or from the AIA Indiana Bookstore at www.aiaindiana.org.

Indiana Amendments to the 2003 International Residential Code are available for download at http://www.in.gov/legislative/iac/T06750/A00140.PDF.

Download REScheck at http://www.energycodes.gov/rescheck.

For additional information on energy efficiency requirements in the 2005 Indiana Residential Code, please contact Carlie Hopper at Carlie@BuildIndiana.org or at (800) 377-6334 ext. 206.

An economic update we can live with

Written by: Tom Havens, IBA Governmental Affairs Director.

For the past several years we have all been reeling back and forth between recession and recovery. Although the National Bureau of Economic Research announced that the "great recession" officially ended in June 2009, the extreme downturn we saw continues to linger to this day. Unemployment is north of 8 percent in a majority of states, credit markets remain tight (although many companies are flush with large cash reserves), and consumer spending remains at historically dismal rates.

These doom-and-gloom economic indicators are enough to make the average person go to the NAHB International Builders Show in Las Vegas and let it all ride on red. Before you liquidate your assets and take a briefcase full of cash to Vegas, I think it is worth considering (and maybe even believing, as radical as that may sound) that things are in fact picking up and looking better all the time for our industry. Consider the following:

* Indiana is ranked 9th in terms of its homeownership rate which, at 70.3 percent, is much better than the national average of 65.4 percent. Indiana is also ranked the 10th most affordable housing market of all 50 states according to the U.S. Census Bureau's 2010 American Community Survey.

* Sales of new single-family houses across the United States reached 389,000 units in September 2012, which is a 27.1 percent increase over September 2011 sales and 5.7 percent higher than we saw in August 2012.

* The home vacancy rate - which measures vacant properties and those for sale - decreased to 1.9 percent in the third quarter of 2012, a level not seen since the third quarter of 2005.

* Nationally, housing starts in September 2012 increased nearly 43 percent as compared to the number of new starts in September 2011 (603,000 new starts in September 2012 versus 422,000 in September 2011).

* The number of building permits pulled in Indiana increased by 10 percent (from 7,480 to 8,220) in the first three quarters of 2012 as compared to the same time period in 2011.

* The NAHB's Remodeling Market Index (RMI) - a measure of remodeling activity based on a survey of remodelers nationwide - climbed to 50 in the third quarter of 2012, its highest level since the third quarter of 2005.

Given these promising numbers, I think we all have good reason to be cautiously optimistic that our industry has finally turned the corner. This very well may be the beginning of our assent back to economic normalcy. So whatever you do, please do not cash in your proverbial chips just yet because the future is looking better and better every day.

IBA's Housing Protection Fund works to the benefit of IBA members

Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

I am always amazed at the level of foresight our leaders possess when it comes to direction of the association and the residential construction industry as a whole. The IBA has been a leader across the country in many areas of governmental and regulatory activities. Our committee process and Board of Directors are not afraid to take on the big issues and they understand the importance of looking forward and not necessarily dwelling on the past.

The Board of Directors created the Indiana Builders Association Legal Defense Fund in the fall of 1996 to assist members and local associations dealing with increased attacks on affordable housing in Indiana. These attacks came in the form of illegal impact fees, exclusionary zoning issues, comprehensive land use planning issues, subdivision control issues, sign ordinances, and other issues negatively impacting housing affordability across the state.

Under the leadership of IBA Past State President Bill Roach (Brownsburg), a Legal Defense Fund was established and funded with a $20 per member, per year assessment. Roach was appointed Chairman by the IBA President, and a Board of Trustees was established.

Trustees of the Fund in the early days saw numerous requests for assistance in combating excessive tap fees, illegal impact fees and engaging in legal action on housing related issues. The Trustees were engaged in activities in all corners of the state, and they were building a big war chest in the process. Their mission was clear, protection of the housing industry and keeping housing affordable for Hoosier homeowners.

As the balance on the Fund continued to grow, the demands on the Fund did as well. The Board of Trustees ultimately changed the name of the Fund to the IBA Housing Protection Fund in 2000. The Fund was now used not only to help defray the staggering litigation costs of builders and developers litigating a case of statewide significance to the housing industry or which had the potential for positive impact on an issue of particular interest to the housing industry, but it was also used to take a more proactive role in affecting legislation and public policy favorable to the housing industry.

Over the years, the Indiana Builders Association's Housing Protection Fund has provided an invaluable resource to members and the general public by helping keep housing affordable in Indiana. To date, the Fund has engaged in over 70 various causes and lawsuits, some on the reactive level, and many on a proactive front, with total expensed allocations exceeding $650,000.

We were successful in many lawsuits including the Twin Eagles wetlands case, and Zionsville impact fee case where builders were refunded over $350,000 in illegally collected park impact fees. The Fund has engaged on a proactive front in numerous causes as well, including the Indiana Water Quality Coalition, property tax caps, and a recent zoning ordinance rewrite in LaPorte County, among others.

The Board of Trustees meets on a quarterly basis to discuss funding requests and to review current projects. Please feel free to contact me at Rick@buildindiana.org for an application and guidelines on submitting a request for funding from the Housing Protection Fund.

Full enforcement of fall protection

In late 2010 the U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) withdrew its Plain Language Revision of OSHA Instruction STD 3.1, Interim Fall Protection Compliance Guidelines for Residential Construction issued in 1995. June, 2011 was the initial deadline for compliance with 29 CFR 1926 Subpart M Fall Protection Regulations. For the last 18 months, OSHA has issued multiple extensions and instituted temporary enforcement measures. The temporary enforcement measures ended on December 15, 2012. Residential construction employers will be required to comply with 29 CFR 1926.501(b)(13) on December 16, 2012.

Among the changes are:

* Roofing contractors must use guardrails, personal fall arrest systems (harnesses and lanyards) or safety nets on all roofs with slopes exceeding 4-in-12 when working six feet or more above a lower level.

* All other trade contractors must use guardrails or personal fall arrest systems (harnesses and lanyards) or safety nets when the height from one elevation to another is greater than six feet.

* Employers who can demonstrate that these fall protection systems are not feasible or create a greater hazard can use a plan outlining alternative fall protection measures that must be followed.

* The fall protection plan must be in writing and site-specific. However, a written plan developed for repeated use for a particular model or style of home will be considered site-specific.

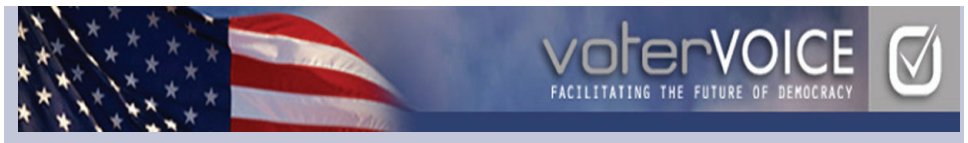
* The use of fall protection plans is limited to "residential construction" in which the structure will be used as a home and constructed with traditional wood frame materials and methods. Note: The limited use of structural steel in a predominantly wood-framed home - such as a steel I-beam to help support wood framing - does not disqualify a structure from being considered residential construction.

The National Association of Home Builders (NAHB) and OSHA have developed educational and training materials to assist employers with compliance. Please use the links below to access information about the fall protection requirements.

* NAHB Fall Protection Guidance: www.nahb.org/fallprotection

* OSHA Fall Protection in Residential Construction: http://www.osha.gov/doc/topics/residentialprotection/index.html

* OSHA Fall Protection Campaign: http://www.osha.gov/stopfalls/index.html



Contact Elected Officials

Make Your Voice Heard

Up-To-Date State & Local Government Information

What is voterVoice?

voterVoice is your quick and easy means to communicate with elected officials on both your personal and industry issues.

voterVoice will select your elected officials from your business and home address information. In addition to personally contacting your officials, you will receive alerts from IBA so your voice can be heard on industry issues.

Stay up-to-date. Make your voice heard and join today. All IBA members are eligible to sign up as a FREE member service.

Who Should Register?

ALL IBA MEMBERS SHOULD REGISTER! It is likely you have employees residing and voting in areas you do business, and keeping them up-to-date and informed about candidates and issues in their communities creates a stronger voting block for the industry. After you sign up, encourage your employees to register also!

Easy 3-Step Registration

1. Visit IBA's website: *http://www.BuildIndiana.org/VoterVoice.htm* - Click on the voterVoice logo.

2. Click on 'New users click here'. Returning users can log in here, as well.

3. Fill out the short user profile and follow the instructions.

voterVoice Registration

☐ Yes, sign me up today to be proactive at the grassroots level.

☐ I want to receive future alerts from IBA.

User Information

First Name_____
Last Name_____
Suffix_____
E-mail_____

Home Information

Address_____
City_____
State_____ Zip_____

Business Information

Your Title_____
Phone_____
Company_____
Co. Address_____
City_____
State_____ Zip_____

Complete and return this form to:
Indiana Builders Association
101 W. Ohio St., Ste. 710
Indianapolis, IN 46204

Or fill out the form online by visiting IBA's Web site:
www.BuildIndiana.org/VoterVoice.htm

Questions? Call Carlie at (800) 377-6334 ext. 206 or e-mail Carlie@BuildIndiana.org

IBA's Top 15 Legislative and Regulatory Accomplishments for the Housing Industry

1. Passed Model Home Act - gives builders a 50 percent property tax break on up to 3 structures for 3 full assessment dates.

2. Passed Spec. Home Act - gives builders a 50 percent property tax break on up to 3 structures for 3 full assessment dates on any home that has never been occupied.

3. Passed Vested Property Rights Statute - law prohibits local unit of government from changing use of land for period of time.

4. Defeated Carbon Monoxide Detectors Mandate in all new homes and when any remodeling was done.

5. Passed Property Tax Caps - caps are based on the assessed value - property taxes may not exceed 1 percent for homes; 2 percent for rentals or other residential property and farmland; and 3 percent for businesses.

6. Defeated Employee Classification - bill which could have forced independent contractors to become employees of the general contractor.

7. Passed Developers Discount Statute - allows builder/developer to sell lots without triggering new assessment until permit is pulled or construction begins on lot.

8. Defeated School Impact Fees for New Construction Legislation.

9. Defeated Property Tax Estimates for Builders Legislation - bill would have forced builders to provide estimate of property taxes in writing before signing contract.

10. Defeated mandates for Fire Sprinklers and Arc-Fault Circuit Interrupters from being inserted into the Indiana Residential Code.

11. Defeated Green Building Mandate for buildings - proposed legislation would have required a remodel or retrofit of public buildings to meet LEED Silver standards for entire building.

12. Passed Home Improvement Fraud Law - law increases penalties on home repair scam artists across the state.

13. Passed Home Improvement Contract Law Change - law provides that a home improvement contract between a supplier and a consumer is subject to certain conditions and requirements if the contract is entered into as a result of damage, loss or expense: (1) that is covered, in whole or in part, by the proceeds of an insurance policy.; or (2) for which a third party is liable.

14. Defeated onerous provisions in lead-based paint legislation which would have mandated inspections on rental properties built before 1978 performed by a licensed inspector and considered the presence of lead-based paint to be a property defect and subject to the Responsibility Property Transfer Law.

15. Defeated legislation creating standards for toxic mold exposure limits.

What is the value of membership in the Indiana Builders Association?

Written by Mike Hannigan, Jr.

In today's competitive business climate everyone must look for the best investment they can make. Leveraging resources is a survival technique that thrives under the leadership and activities of the Indiana Builders Association. Looking at the successes and accomplishments of recent years provides a template to analyze the return on your dues investment.

Take a worksheet and look at your own business and compute the ACTUAL DOLLARS you have at the end of the year due to the following:

1. Lots sold/purchased that new assessment for taxes was deferred until building permit was issued ($_____).

2. Property tax caps of 1 percent on residential ($$ XX additional sales).

3. Residence in inventory deduction of 50 percent tax savings on three spec homes for up to three years ($$ thousands).

4. Model Home Act provides savings of 50 percent on property taxes for three years on models ($$ X 50 percent X 3 = thousands).

In addition to the above quantifiable real dollars there are several areas where large costs were averted due to IBA's efforts i.e. impact fee legislation, fire sprinkler requirements defeated, carbon monoxide detector requirement defeated, mandated costly green building requirements defeated, and several others.

Every company in the state can easily see that the dues to belong to the local, state, and NAHB are simply one of the most profitable investments possible. But wait, there's more!

In recent years there has been the introduction of discounts on the purchase of gas, hotel rooms, GM trucks, Dell Computers, FedEx services, insurance, and many other vendor items. Check the IBA website for a complete list at www.BuildIndiana.org. But wait, there's more!

IBA's new MEMBER REBATE PROGRAM provides members a rebate from a long list of manufacturers for simply filling out a claim form ($_____). Again complete details are on the IBA website at www.BuildIndiana.org.

Look carefully at the actual dollars that your association benefits add to the bottom line of your company and then extend the opportunity to others in your local area.

With the financial profile of membership you can easily present a positive cost/benefit analysis with virtually any allied business in your community. Your membership is valuable and the value can benefit others and at the end of the day we can all enjoy a healthy and viable industry.

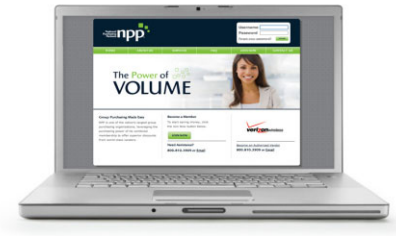
FOR EVERYONE

National Purchasing Partners
npp
HBPP HOME BUILDER PURCHASING PROGRAM

Many HBPP members are already saving time and money through this program. Registering is free and easy.

HOW TO REGISTER

- Go to www.mynpp.com. Click "Join Now".
- Select "Construction" from the dropdown menu.
- Select "Residential" from the Category dropdown menu.
- Select "HBPP" from the Association dropdown menu.
- Complete the registration form.



For customer service, call **800.810.3909**, or e-mail **customerservice@mynpp.com**

Lauren Duvauchelle
Construction Account Manager
lauren.duvauchelle@mynpp.com
206.515.5225

DISCOUNT PRICING FOR IBA MEMBERS

National Purchasing Partners negotiates discounted rates on many products and services, and passes the savings to our members.

NPP membership is free. Here are some of the benefits you will receive:

INDIANA BUILDERS ASSOCIATION IBA Partners in Housing Since 1952

verizonwireless

- Corporate Discount - 22% off all calling plans $34.99 & higher and free activation
- Employee Discount - 18% off calling plans $34.99 and higher
- Select Accessory Discount - 35% (corporate) and 25% (employee/family)
- $20 Unlimited Wireless E-mail feature on corporate lines
- Variable discounts on phones

Verizon Eligibility Requirements: Each Member must be a construction company, heavy highway, concrete, remodeling company or other trade craftsman (e.g.: a subcontractor such as an electician or plumber whose primary trade is within the construction industry). Verizon Wireless also requires a five line minimum in order to obtain the discount pricing.

EarthCam Webcam Technology

- High-def remote surveillance for your job site
- 25% off monthly service
- Workzone Cam for only $2,740 with plan

TalentWise Productivity. Confidence. Now.

- Hire the best people and reduce turnover
- Comprehensive employment screening solutions at 67% off retail

STAPLES Advantage

- Discounted, contracted prices on over 30,000 supplies and services
- Free next-day delivery on most standard orders over $30

e-Cycle Recycle. Recover. Protec

- Receive money for your used phones
- Additional 10% for members

cradlepoint

- Up to 22% discount on 4G wireless routers and mobile broadband adapters

Airgas

- Up to 35% discount on safety supplies and personal protective equipment

SHERWIN-WILLIAMS

- 15% off list price at Sherwin-Williams stores for HBPP members and employees
- 20% to 50% discounts on paint coatings and supplies for HBPP members who are builders

IBA members receive over $50,000 in rebates in 2012

The Indiana Builders Association launched a new member benefit program in 2012 and over $50,000 in cash has been returned to IBA members. This free member benefit is worth it.

One check was as high as $3,200 while the lowest was $8. "Any dollar received is a dollar I didn't have yesterday," commented one member who signed up for the program as soon as he heard about it. That member is receiving a check for $461 this month which included claims for just 3 projects. His annual membership dues are $475 -- so after his next rebate check he will be cash flow positive.

The average check was around $200 and with IBA dues ranging from $300 to $500 – most builder and remodeler members who participate quarterly will receive more actual cash back than their annual dues payment.

Another member received $907 on just 4 projects and it took him less than 1 hour to complete the on-line claims process. "This is the most money I have made in one hour in my entire life," he commented.

All 891 builder and remodeler members are eligible to participate in the program.

The member program awards rebates for loyalty to many of the nation's leading housing industry product suppliers. See the participating manufacturers attached.

It is easy to participate in the program. Simply fill out the registration form (either on paper or on-line at www.HBA Rebates.com) the first time.

At the end of each quarter complete a rebate claim form (either on paper or on-line at www.HBARebates.com) identifying the completion date of the project, address of the project, your company name, and the quantity of each product used in the home.

Even if you pay your plumber or subcontractor directly for the products used, you as the builder and remodeler are the one eligible for the rebate.

All remodeling and building projects completed by IBA members are eligible for claiming in the quarter in which they are completed. No matter how large or small, they qualify for the program.

When you participate in the program, you can count on receiving checks every quarter.

Start receiving your share! Sign up! Spread the word! IBA membership pays! Visit www.HBARebates.com today!

Have questions, call Rich Robinson toll-free at 1-866-849-8400 or by e-mail at info@HBARebates.com.

Participating Manufacturers

Build a house. Get cash.

Introducing the IBA Member Rebate Program

What would you think if you could get a rebate for your loyalty to many of the nation's leading housing industry Manufacturers? Well, now you can!

We're happy to introduce the IBA Member Rebate Program, a free member benefit, aimed at increasing your bottom line. For the minimal effort of informing us about the products you use, and telling us when you close on a home or project, you'll be putting money back in your pocket. When you participate in the IBA Member Rebate Program, every home you build can earn you rebate checks! Remember, both Builders AND Remodelers qualify for the IBA Member Rebate Program.

For more information and to register, visit:

www.HBArebates.com

Get Started Today!

Rebate Claim Form

You can claim for all **homes, remodeling projects or multi-family units completed**

Free Member Benefit to Active Builders or Remodelers

Complete address below if only submitting for 1 home or project. If multiple addresses, please use last page.

Completion Date _____

Lot/Block **or** Address _____

Company Name:_____ City _____ State_____

How to Claim

- If submitting for just 1 home or project, complete the top right section & the Manufacturer information. Ignore the last page.
- If you have several homes or projects that all used the same products, you can complete one form and either include the addresses it applies to on the last page or send a completed list indicating the completion dates, and either the lot & block **or** the street address, and the city and state of each home or project.
- Please submit **only the completed pages.**
- No receipts are necessary (except Progress Lighting)
- Complete the Manufacturers used and leave the Manufacturers not used blank.

An email will be sent to confirm that your claims were received on our end once you submit. Submit the Rebate Claim Form either by email: info@HBArebates.com, toll-free fax: 800-977-5591 or via mail to our Claims Department at the address on the bottom of the Claim Form.

Basement Doors & Window Wells (Bilco)

Please List Qty:

Basement Doors:
Bilco Steel Door (any size) _____
Bilco ULTRA Series Door (Low Maintenance) _____

Window Wells:
ScapeWEL Window Well (any size) _____
ScapeWEL Window Well with Cover _____
StakWEL Window Well (3 or more modules per opening = 1 rebate) _____
StakWEL Window Well with Cover _____

Supplier: _____

Bath China (mansfield)

List Qty of the Products Used:
_____ Bathtubs _____ Toilets
_____ Lavatories _____ Bidets

Central Vac. Systems (Dirt Devil, VACUFLO)

Complete Hide-A-Hose Central Vacuum System Install ☐
Complete Standard Valve Central Vacuum System Install ☐
(List Qty:) Vroom Vacuum System Install _____

Installer & Phone: _____

Ceramic Tile (daltile)

Tile Series Used: _____
Total Sq. Footage: _____
Installed Price = Material + Labor
Total Installed Price: $ _____

Tile Installation Co: _____

Closet Shelving (CLOSETMAID) — **Only Dealer Installed**

MasterSuite Laminate ☐ Laminate Pantry Closet ☐
Super Slide Ventilated Shelving ☐ Garage using Laminate system w/at least a 4 ft section ☐
Shelf & Rod/Wardrobe and or Total Slide ☐
List Qty: Each additional bedroom closet using Laminate w/at least 1 tower _____

Installing Dealer: _____

Comfort Solutions (Honeywell Comfort Solutions)

Please List Qty:
True Ease Humidifier _____
FH8000 Enhanced Air Cleaner _____
F300 Electric Air Cleaner _____
F500 HEPA Air Cleaner _____
TH8000 Vision-Pro _____
Prestige HD Thermostat _____
Energy-Efficient Ventilation Systems _____
Forced Air Zoning System w/HZ Control Panel _____

www.HBArebates.com

Columns (HB&G, Alpha Systems Inc.) — List Qty: All Columns w/Caps & Bases

Square PermaLite Columns _____
Craftsman Fiberglass Columns _____
Round PermaCast Fiberglass Columns _____
Square PermaCast Fiberglass Columns _____
Square PermaWrap Cellular PVC Columns _____
PermaPorch Plyethylene Posts (ea) _____
Aluminum Round Fluted _____ Aluminum Square Recessed _____
Aluminum Square Fluted _____ Aluminum Square Plain _____

List LF:
Pre-built Cellular PVC PermaPorch Railing: _____
Balustrade Systems: _____

Dealer: _____

Composite Decking (TimberTech) — **100 Sq. Foot Minimum Per Deck Application**

Please Check:
Twin Finish Decking ☐ Twin Finish Decking with Railing ☐
All Other TimberTech Branded Decking ☐
All Other TimberTech Branded Decking with Railing ☐

Composite Fencing (FenceScape)

List Total Linear Feet:
FenceScape Perimeter _____ LF FenceScape Privacy _____ LF

Cultured Stone (ELDORADO STONE)

List Profile & Sq. Footage Used: (i.e.– River Rock - 525 sq ft.) _____

Custom Vinyl Millwork (Curbhey millwork)

Quantity of Columns Installed: _____
Total Amount of Purchases: $ _____

Engineered Wood (Boise Cascade Engineered Wood Products)

Home must have Boise Engineered I-Joists, LVL Beams, & Rim Boards

Complete all below:
Home Sq. Footage: _____
Dealer Name & Phone #: _____
Invoice # (Need One Per Home): _____
# of Boise EWP Floors: _____

Faucets (DELTA)

Home must contain 100% Delta Faucets

New Construction Only: SF or Attached **Please complete all below:**

☐ Single Family
☐ Attached: Condo or Apartment

Faucet Style & Finish Installed: _____
For example: Leland® Chrome _____

Plumbing Supplier: _____

Submit to Claims Department: P. O. Box 1073, Point Pleasant Beach, NJ 08742, by Toll-Free Fax (800) 977-5591, or scan & email to: info@HBArebates.com / Have Questions, Call Toll-Free: (866) 849-8400

Annual deadline to file and/or re-file model home deduction is December 31st

Builders must file and/or re-file applications for the Model Home Deduction to their county auditor before December 31. The Deduction provides a 50 percent deduction on the structure (not the land) for up to three models statewide for the initial partial assessment followed by three full assessments. Applications must be filed annually and the deduction terminates if the property is sold or occupied.

"Model residence" means real property that consists of a single family residence, single family townhouse, or single family condominium that has never been occupied as a principal residence, and is used for display or demonstration to prospective buyers or lessees for purposes of potential acquisition or lease of a similar type of residence, townhouse, or condominium unit on the same property or other property.

The application can be found by visiting https://forms.in.gov/Download.aspx?id=6921 or by contacting Tom Havens, IBA Governmental Affairs Director at (800)377-6334 ext. 205 or by e-mail at Tom@BuildIndiana.org.

Indiana Code, Article 25, gives direction on the deduction for model residences.

Purpose

Sec. 1. The purpose of this article is to establish procedures to govern the application for the deduction for model residences established under IC 6-1.1-12.6.

Sec. 2. This article applies to taxpayers applying for the deduction for model residences.

Definitions

Sec. 1. The definitions in this rule apply throughout this article.

Sec. 2. "Affiliated group" means any combination of the following in accordance with IC 6-1.1-12.6-0.5: (1) An affiliated group within the meaning provided in Section 1504 of the Internal Revenue Code except that the ownership percentage in Section 1504(a)(2)of the Internal Revenue Code must be determined using 50 percent instead of 80 percent or a relationship described in Section 267(b)(11) of the Internal Revenue Code. (2) Two or more partnerships as defined in IC 6-3-1-19, including limited liability companies and limited liability partnerships that have the same degree of mutual ownership as an affiliated group described in subdivision (1).

Sec. 3. "Model residence" has the meaning set forth in IC 6-1.1-12.6-1.

Model Residence Deduction

Sec. 1. (a) The deduction from the assessed value of a model residence described in subsection (b) is applicable only to a model residence that is first assessed as a: (1) partially completed structure; or (2) fully completed structure; for the assessment date in 2009 or a later year.

(b) An owner of a qualified model residence is entitled to a deduction from the assessed value of the model residence in the amount of 50 percent of the assessed value of the model residence for: (1) not more than one assessment date for which the model residence is assessed as a partially completed structure; (2) the assessment date for which the model residence is first assessed as a fully completed structure; and (3) the two assessment dates that immediately follow the assessment date referred to in subdivision (2).

Sec. 2. (a) A property owner who qualifies for the model residence deduction must file a claim for the deduction with the county auditor on the form prescribed by the department of local government finance for each assessment date for which the property owner wishes to receive the deduction.

(b) The form must be verified under the penalties for perjury and contain all of the following information: (1) The assessed values of the real property for which the person is claiming the model residence deduction. (2) The full name and complete business address of the person claiming the model residence deduction. (3) The complete address and a brief description of the real property for which the person is claiming the model residence deduction. (4) The name of any other county in which the person has applied for a model residence deduction for that assessment date. (5) The complete address and a brief description of any other real property for which the person has applied for a model residence deduction for that assessment date.

(c) The assessing official must verify a claim for the model residence deduction.

(d) The county auditor must make the model residence deduction and notify the county property tax assessment board of appeals of all approved deductions.

(e) The county auditor with whom the claim is filed must immediately prepare and transmit a copy of the claim to the auditor of any other county if the property owner owns or is buying a model residence in the other county.

(f) The county auditor receiving the copy of the claim described in subsection (e) must note on the copy whether the property owner has claimed a deduction for the current year for a model residence in that county. The county auditor must then return the copy of the statement to the auditor who sent the copy.

Limitations on Model Residence Deduction

Sec. 1. (a) A property owner who is not an affiliated group as defined in 50 IAC 25-2-2 may not receive the deduction for more than three model residences in Indiana for a particular assessment date.

(b) Owners of model residences who are part of an affiliated group as defined in 50 IAC 25-2-2 may not exceed an aggregate of three model residence deductions for a particular assessment date.

Sec. 2. A property owner may not receive a model residence deduction for a model residence located in an allocation area as defined in IC 6-1.1-21.2-3.

Sec. 3. (a) A property owner that qualifies for a model residence deduction and also qualifies for a deduction under another statute with respect to the same model home for a particular assessment year may not receive a deduction under both statutes for that year.

(b) A county auditor who receives claims for more than one deduction with respect to a model residence may approve only one of the deductions. If the model residence owner is otherwise qualified, the county auditor must approve the deduction that results in the greater property tax saving for the owner of the model residence.

Change of Ownership

Sec. 1. If ownership of the model residence changes: (1) a new owner that continues to use the property as a model residence may claim the deduction under this rule; and (2) the deduction only applies for the assessment date to which the deduction would have applied had the ownership not changed.

Sec. 2. A person who owns a model residence and claims the deduction must provide the county auditor with a notice that: (1) informs the auditor of a transfer of ownership of the model residence; and (2) indicates whether the new owner is eligible to receive the model residence deduction. The notice must be submitted to the county auditor at the same time that a sales disclosure form is filed under IC 6-1.1-5.5.

Sec. 3. (a) The deduction allowed for a model residence is terminated if the model is sold after the assessment date of a particular year but before January 1 of the following year to a person who does not continue to use the property as a model residence.

(b) The county auditor must immediately mail notice of the termination of the deduction to the former owner, the current property owner, and the township assessor, if there is one, or, if not, the county assessor.

(c) The county auditor must:(1) remove the deduction from the tax duplicate; and (2) notify the county treasurer of the termination of the deduction.

APPLICATION FOR MODEL RESIDENCE DEDUCTION
State Form 53812 (R / 12-11)
Prescribed by the Department of Local Government Finance

March 1, 20___ payable in 20___
For official use only

INSTRUCTIONS: *This form is to be filed annually, by mail or in person,* ***with the County Auditor of the county where the property is located.***

Filing Date: *During the twelve (12) months before December 31 of the year the deduction is to be effective.*

Notice to the Taxpayer of the opportunity to appeal this determination: If a taxpayer does not agree with this determination, a Form 133 Petition for Correction of Error can be filed with the County Auditor to petition for a review of that Determination. (IC 6-1.1-15-12)

See page 2 for additional instructions and qualifications.

APPLICANT INFORMATION

Name of applicant	Telephone number ( )	E-mail address
Business address *(number and street, city, state, and ZIP code)*		County

PROPERTY INFORMATION

Address of model residence *(number and street, city, state, and ZIP code)*		
Brief description of residence and any other real property claimed for deduction		
Legal description	Key number	Assessed value of qualifying real property
As of March 1, 20___, the property is: ☐ Partially completed ☐ Fully completed	Have you received this deduction on this property in prior years? ☐ Yes, as partially completed ☐ Yes, as fully completed ☐ No	If yes, indicate which years
Deduction claimed (50% of qualifying assessed value)	Is the property located in an allocation area as defined by IC 6-1.1-21.2-3? ☐ Yes ☐ No	
Are there other deductions applied to this property? ☐ Yes ☐ No	If yes, please list:	
Have you filed for this deduction on other properties located in Indiana, either alone or as a member of an affiliated group? ☐ Yes ☐ No	*If yes, please list below.*	

Property Address *(number and street, city, state, and ZIP code)*	Key Number / Legal Description of Property	County
A.		
B.		
C.		

CERTIFICATION

I / We certify, under penalty of perjury, that the above and foregoing information is true and correct and the applicant was, to the best of our knowledge and belief, eligible for the deduction as of December 31, 20___.

Signature of applicant or authorized representative	Printed name of applicant or authorized representative	Date signed *(month, day, year)*

VERIFICATION BY ASSESSING OFFICIAL

Is property recommended for deduction? ☐ Yes ☐ No	Assessed value of qualifying real property	Recommended deduction (50% of qualifying real property)
Signature of Assessing Official	Printed name of Assessing Official	Date signed *(month, day, year)*

FINAL DETERMINATION OF COUNTY AUDITOR

Deduction determined by County Auditor for March 1, 20___ payable in 20___:	Approved deduction $	
Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*
Description or reasons for change:		

Distribution on date of filing: Original – County Auditor; File stamped copy – Applicant; File stamped copy – Township Assessor, if any, or County Assessor
Distribution on date that determination is made: Original – County Auditor; Copy – Applicant; Copy – Township Assessor, if any, or County Assessor

December 31st is deadline to file residence in inventory (spec homes) deduction

As a result of legislation passed in 2011, the Residence in Inventory Deduction application is now available.

The deduction allows builders to apply for a 50 percent property tax deduction for a single family residence, townhouse, or condominium that is classified as a residence in inventory (spec home).

The deduction may be claimed on up to three homes for the first three years the spec home is fully assessed.

The application must be filed annually with the County Auditor of the county where the property is located.

The Residence in Inventory Deduction is in addition to the Model Home Deduction.

To view the Residence in Inventory application online, please visit https://forms.in.gov/Download.aspx?id=10251.

In a memorandum issued by Brian E. Bailey, Commissioner, Department of Local Government Finance, on June 2, 2011, he issues guidance concerning the deduction for residences in inventory added to the Indiana Code by HEA 1046-2011, as a new chapter, IC 6-1.1-12.8, effective July 1, 2011.

I. Qualification as a "Residence in Inventory" for Purposes of the Deduction

For purposes of the deduction, "residence in inventory" means real property that: 1) is not a model residence as defined in IC 6-1.1-12.6-1; 2) has never been occupied; and 3) is a single family: residence, townhouse or condominium unit.

The term "residence in inventory" does not include any of the land on which the residence, townhouse, or condominium unit is located. Moreover, the owner's regular office space may not be considered a "residence in inventory." That said, an owner cannot not lose the deduction simply by using a garage or other space in the real property to store or display promotional materials or as a space to meet with potential buyers.

II. Definition of "Residential Builder"

The term "residential builder" means a person who, in the ordinary course of the person's trade or business, builds single family residences, townhouses, or condominium units.

III. Deduction

In general, a residential builder that is the owner of a residence in inventory is entitled to a deduction in the amount of 50 percent of the assessed value of the residence in inventory. The deduction applies only to a residence in inventory that is first assessed as a partially or fully completed structure for the assessment date in 2012 or a later year. A deduction for a residence in inventory does not apply, however, for a particular assessment date if the residence in inventory is leased for any purpose for any part of the calendar year in which the assessment date occurs.

IV. Application for Deduction and County Official's Duties

A property owner who qualifies for the deduction must file State Form 54861 with the county auditor, in the manner prescribed by the Department of Local Government Finance (Department), containing the following information, verified under penalties for perjury: 1) the assessed value of the real property for which the person is claiming the deduction; 2) the full name and business address of the person claiming the deduction; 3) the complete address and a brief description of the real property; 4) the name of any other county in which the person has applied for a deduction for that assessment date; 5) the complete address and a brief description of any other real property for which the person has applied for the deduction for that assessment date; 6) an affirmation by the owner that the owner is not receiving more than three (3) such deductions, including the deduction for which the owner is applying, either as the owner of the residence in inventory or as an owner that is part of an affiliated group; and 7) an affirmation that the real property has not been leased and will not be leased for any purpose during the term of the deduction.

The application form is available online at https://forms.in.gov/Download.aspx?id=10251.

The assessing official must verify each statement in the application. After the application has been verified, the county auditor must make the deductions and notify the county property tax assessment board of appeals of all approved deductions.

V. Number of Deductions for a Particular Residence

The deduction is available on a particular Residence for a total of not more than four assessment dates as follows: 1) one assessment date for which the Residence is first assessed as a partially completed structure; 2) the assessment date for which the Residence is first assessed as a fully completed structure; 3) the two assessment dates that immediately succeed the assessment date in number 2 above.

VI. Number of Residences for an Assessment Date

Except for members of an affiliated group, a property owner is entitled to a deduction for an assessment date on not more than three Residences in Indiana. The auditor of the county with whom an application for the deduction is filed must immediately prepare and transmit a copy of the application to the auditor of any other county if the property owner that claims the deduction owns or is buying a Residence located in another county. The auditor of the other county must note on the copy of the application whether the property owner has claimed a deduction for the current year for a Residence in that county. That county auditor must then return the copy of the application to the auditor who sent the copy in the first instance.

For example, Mr. Smith owns a Residence in County A and another in County B and is claiming a deduction for the Residence in County A. The Auditor of County A will send a copy of the deduction application to the Auditor of County B, who will note whether Mr. Smith is receiving a deduction for a Residence in County B. The Auditor of County B will then return the noted application to the Auditor in County A.

The aggregate number of deductions claimed for a particular assessment date by the owners of a Residence who are part of an affiliated group may not exceed three deductions. For purposes of the deduction, the term "affiliated group" has the meaning set forth in IC 6-1.1-12.6-1 and means any combination of the following:

(1) An affiliated group within the meaning provided in Section 1504 of the Internal Revenue Code (except that the ownership percentage in Section 1504(a)(2) of the Internal Revenue Code must be determined using 50 percent instead of 80 percent) or a relationship described in Section 267(b)(11) of the Internal Revenue Code.

(2) Two or more partnerships (as defined in IC 6-3-1-19), including limited liability companies and limited liability partnerships, that have the same degree of mutual ownership as an affiliated group described in (1), as determined under the rules adopted by the department of local government finance.

For example, Small Potatoes Builders, along with Big Time Builders, and Homes Are Us formed a business association under the name Build It, Inc. Build It, Inc. owns fifty percent (50%) of the stock of the three companies. Small Potatoes, Big Time and Homes Are Us are part of an affiliated group for determining the number of homes that qualify for the deduction.

VII. Deduction not Permitted for Residence in Allocation Area

A property owner may not receive a deduction with respect to a Residence located in an allocation area as defined in IC 6-1.1-21.2-3. The term "allocation area" refers to an area that is established under the authority of any of the following statutes (IC 6-1.1-39; IC 8-22-3.5; IC 36-7-14; IC 36-7-14.5; IC 36-7-15.1; IC 36-7-30; IC 36-7-30.5) and in which tax increment revenues are collected.

VIII. Limit of One Deduction Per Residence Per Year

A property owner that qualifies for the Residence deduction and another deduction with respect to the same Residence may not receive a deduction under both statutes for the Residence for that year.

IX. Change of Ownership

If the ownership of a Residence changes, and the new owner is a residential builder, the new owner may claim the deduction. The deduction, however, is limited to the assessment dates for which the prior owner qualified. In other words, the deduction assessment dates are those that would have applied had the ownership not changed. The new owner must, at the time of the filing of the sales disclosure form, inform the auditor of the transfer of ownership and of the new owner's eligibility for the deduction.

The deduction for the Residence for a particular assessment date is terminated if the residence in inventory is sold after the assessment date of that year but before January 1 of the following year to a person who does not continue to use the real property as a residence in inventory. In such case, the county auditor must immediately mail notice of the termination to the former owner, the property owner, and the township assessor or the county assessor if there is no township assessor. The county auditor must remove the deduction from the tax duplicate and must notify the county treasurer of the termination of the deduction.

APPLICATION FOR RESIDENCE IN INVENTORY DEDUCTION
State Form 54861 (12-11)
Prescribed by the Department of Local Government Finance

March 1, 2012 payable in 2013
For official use only

INSTRUCTIONS: *This form is to be filed annually, by mail or in person, **with the County Auditor of the county where the property is located.** This deduction applies to qualifying residences first assessed for the assessment date of March 1, 2012 and later.*

Filing Date: *During the twelve (12) months before December 31 of the year the deduction is to be effective.*

Notice to the Taxpayer of the opportunity to appeal this determination: If a taxpayer does not agree with this determination, a Form 133 Petition for Correction of Error can be filed with the County Auditor to petition for a review of that Determination. (IC 6-1.1-15-12)

See page 2 for additional instructions and qualifications.

APPLICANT INFORMATION

Name of applicant	Telephone number ( )	E-mail address
Business address *(number and street, city, state, and ZIP code)*		County

PROPERTY INFORMATION

Address of residence in inventory *(number and street, city, state, and ZIP code)*		
Brief description of residence and any other real property claimed for deduction		
Legal description	Key number	Assessed value of qualifying real property
As of March 1, the property is: ☐ Partially completed ☐ Fully completed	Is the owner of this property, or the owner of this property that is part of an affiliated group, receiving more than three (3) deductions in the state of Indiana? ☐ Yes ☐ No	
Deduction claimed (50% of qualifying actual value)	Is the property located in an allocation area as defined by IC 6-1.1-21.2-3? ☐ Yes ☐ No	
Are there other deductions applied to this property? ☐ Yes ☐ No	If yes, please list:	
Have you filed for this deduction on other properties located in Indiana, either alone or as a member of an affiliated group? ☐ Yes ☐ No	*If yes, please list below.*	

Property Address *(number and street, city, state, and ZIP code)*	Key Number / Legal Description of Property	County
A.		
B.		
C.		

CERTIFICATION

I certify, under penalty of perjury, that I am not receiving more than three (3) deductions for a residence in inventory or that the real property has not been leased and will not be leased for any purpose during the term of the deduction. The above and foregoing information is true and correct and I, to the best of my knowledge and belief, am eligible for this deduction.

Signature of applicant or authorized representative	Printed name of applicant or authorized representative	Date signed *(month, day, year)*

VERIFICATION BY ASSESSING OFFICIAL

Is property recommended for deduction? ☐ Yes ☐ No	Assessed value of qualifying structure	Recommended deduction (50% of qualifying assessed value)
Signature of Assessing Official	Printed name of Assessing Official	Date signed *(month, day, year)*

FINAL DETERMINATION OF COUNTY AUDITOR

Deduction determined by County Auditor for March 1, 20____ payable in 20____:		Approved deduction $
Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*
Description or reasons for change:		

Distribution on date of filing: Original – County Auditor; File stamped copy – Applicant; File stamped copy – Township Assessor, if any, or County Assessor
Distribution on date that determination is made: Original – County Auditor; Copy – Applicant; Copy – Township Assessor, if any, or County Assessor

NAHB is the resource nationally - www.NAHB.org

NAHB...Representing the home building industry across America and the world, NAHB is a must for any organization involved in home building. Membership benefits include discounts, resources, educational opportunities, and representation on capitol hill.

Membership Types

NAHB serves the entire home building and remodeling industry. About one-third of NAHB's members are home builders and/or remodelers, while the remaining two-thirds work in closely related fields such as mortgage financing and building products.

Builder Members

Builders are the heart and soul of NAHB. Builder members are directly involved in building homes. They include small-volume builders, production builders, light commercial builders and remodelers.

Associate Members

Associate members provide products or services to home builders. They sell lumber, windows, appliances, etc. or offer services such as mortgage finance.

Membership Benefits

NAHB members get the very best information, advocacy, education and networking opportunities in their **Three-in-One Membership!** Members, who join at the local level, automatically become a full member at the state and national levels.

That's three memberships for the price of one. NAHB offers plenty of resources to help each member make the most of this investment and connect with the benefits they value most.

What's inside membership...

Government Services and Programs (Advocacy, Legal Services, BuildPAC) to help you defeat excessive regulations and defend affordable housing initiatives on Capitol Hill, in your state and in the communities where you do business. That puts money and time back in your pocket! Plus, NAHB members are kept informed with prompt regulatory and legislative alerts.

Critical News and Information through enewsletters, listservs, online publications, exclusive website content, bulletins and special reports. For more than 60 years NAHB has been the nation's leading source for housing industry information. Up-to-date information, when you want it, how you want it!

Invaluable Networking Opportunities with more than 140,000 members from all areas of the industry, NAHB is a one-stop networking shop! From local networking receptions and monthly membership meetings to regional trade shows, national committees and special-interest councils, NAHB provides hundreds of ways for you to meet and build relationships with fellow professionals, future customers and suppliers.

Nationally Recognized Educational Programs that give you the tools to gain an edge in the industry.

In our competitive marketplace, differentiation is the key to success and NAHB's nationally recognized education programs offer just that. NAHB Education offers hundreds of educational programs through conferences, courses (both traditional classroom and online) and Webinars. No matter what your specialty is, NAHB has the curriculum, instructors and prestige to boost your success.

Learn how to reduce costs, increase your profit margins and effectively deal with today's toughest issues through NAHB Education.

Access to NAHB's Team of Expert Advisors who can address your specific business questions. NAHB members get instant access to distinguished economists, tax experts, legal research staff, business management consultants, financial experts and regulatory and technical specialists.

Exposure to the Latest Building Products and Services through direct contact with industry vendors. As an NAHB member, you attend NAHB's trade shows and expositions at a low member price and get a first-hand look at all the latest products and services. The International Builders' Show™ (IBS) is a business-building experience like no other.

Industry Publications providing current and useful knowledge. Knowledge is your best defense in this rapidly changing industry. NAHB keeps you up-to-date with targeted news summaries of the housing industry, and a free subscription to Builder Magazine*. Plus, members have access to a variety of publications on specific industry segments such as sales and marketing, remodeling, industry economics and more.

**Builder, architect, engineer and designer members will receive BUILDER magazine automatically. Associate members must contact Hanley-Wood directly at 888-269-8410 to subscribe.*

Professional Recognition through a multitude of NAHB groups. Members can enhance their professional credibility and visibility by belonging to one of the nation's most highly respected and widely known trade associations. Not sure how to do that? Get involved. Join a committee. Join a council. Attend your membership meetings. Become a Spike. Teach a class. Work on a community service project. Become a Congressional Contact. Do just one of these and you will see, professional recognition comes easy when you get involved!

Valuable Member Discounts through NAHB's Member Advantage Program. Your membership entitles you to discounts on vehicles, shipping, computers, car rentals, office supplies and more. Participating nationally known companies include GM, FedEx, Office Depot, Dell, and Hertz, to name a few. NAHB's purchasing power means big savings!

Additional Builder Benefits

NAHB connects you to the power of the home building industry. NAHB staff works with Capitol Hill leaders to educate federal legislators and regulators on the importance of home building and remodeling to the nation's economic well-being. NAHB has the strength in numbers to defeat excessive regulations and defend affordable housing initiatives – saving **Remodeler and Builder** members time and money.

Here are a few examples of why it pays to be an **NAHB Builder or Remodeler Member**:

· Membership, representation, and networking at the local, state, and national levels.

· Complementary subscription to Nation's Building News, NAHB's official member newspaper with the latest news on regulatory, technological, legislative, and other industry and business related issues.

· Complementary subscription to *Builder*, the monthly magazine dedicated to the building industry.

· 10% discount on all bookstore products from BuilderBooks.com.

· The latest economic forecasts, demographic studies, consumer trend analyses, and technological and management breakthroughs.

· Access to the Sweets Network, the industry's leading product and service information resource.

· Member discounts on products and services relevant to your business, from payroll processing to office supplies.

· NAHB's member-only online community provides members with up-to-the-minute news reports, reference materials, and contact information.

· Access to valuable economic and forecasting information to understand current and future trends, legal assistance and individual consultation with any of NAHB's 250+ staff experts on over 500 industry subjects.

· 20 Clubs for Builders, Remodelers and Developers let you find out how your financials compare with similar businesses in non-competing markets.

· Educational opportunities to advance your professionalism. Choose from one-hour workshops, three-day conferences or work towards an NAHB designation, like the Certified Graduate Builder (CGB), Certified Graduate Remodeler (CGR), Certified Aging In Place Specialist (CAPS), Certified Graduate Associate (CGA) or Certified Green Professional (CGP).

Want to get more from NAHB?

Subscribe to an RSS feed, online content subscription, sign up for an e-newsletter, or view our printable materials. NAHB provides home building information on a variety of topics – explore what we have to offer and sign up!

http://www.nahb.org/reference_list.aspx?sectionID=1880

Be one of the 140,000 industry professionals who take their dedication to the housing industry to the next level by engaging in the association. Take advantage of the many opportunities to support your business.

Whether you're a multifamily or custom builder, a remodeler or a supplier, NAHB membership provides the tools you need to succeed!

Need to Join?

Becoming a NAHB member gives you countless benefits, including building industry news and resources, networking opportunities, special events, and more.

Builders and associate members join NAHB though their local home builders association.

When you join your local association, you *automatically* become a member of all three levels of the NAHB federation: local, state, and national. That's *three* memberships for the price of *one*!

To find the home builders association nearest you, call NAHB toll-free at 800-368-5242 or visit www.nahb.org.

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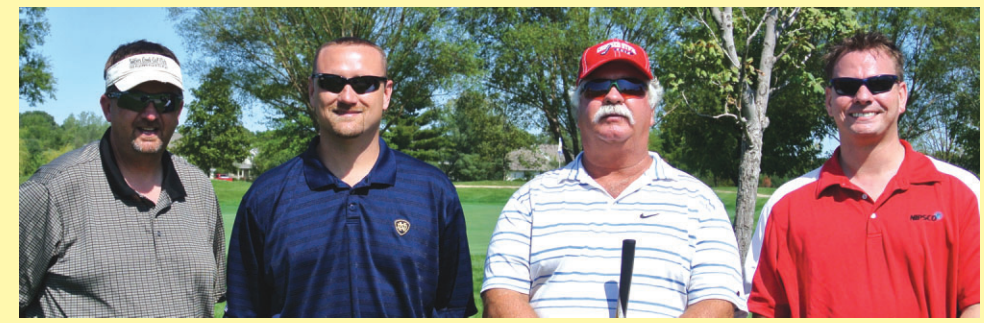

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