

SEPTEMBER 9, 2026

Newsletter



Anne Arundel County Association of REALTORS®

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PICKLEBALL
Tournament

SEPT. 16TH | 6 - 8 PM

TRUXTUN PICKLEBALL COURTS
273 HILLTOP LANE,
ANNAPOLIS, MD 21403

RISE UP GIFT CARD PRIZES

THANK YOU

MANOR
TITLE, LLC

Get ready to hit the courts!

AACAR's YPN Committee is excited to team up with Peake Social once again for their annual Pickleball Tournament! Join them from 6 - 8 PM at Truxtun Park on Wednesday, September 16th.

Grab a partner and join us for a fun evening of doubles pickleball! Entry is \$7 per player. Compete for bragging rights and the chance to win a \$50 Rise Up gift card for your team!

All are welcome.

Connect
With Us!



Special thanks to Manor Title for
sponsoring this event!

Register Now

Engage



What an incredible day celebrating the **40th Annual Billy Goodall Charity Golf Tournament** yesterday! We couldn't have asked for a better day to celebrate 40 years of golf, community, and giving back.

Thank you to REALTOR® Community Service Committee Chair Pam Harrison for her leadership and dedication to making this milestone tournament possible. Thank you to all the players, volunteers, and the wonderful staff at The Golf Club at South River.



Tournament Winners

1st Place:

Ryan Paquin, Ryan Vitielliss, Blair Kennedy, Tyler Ell

2nd Place:

Brad Fowler, Pete Regala, Rob Shepherd, Adam Chubbuck

Closest to the Pin:

Ashley Ball Crist

Brian Trey Krell

Longest Drive:

Ashley Ball Crist

Dave Norkus

And, of course, a huge THANK YOU to our sponsors for their generous support and for making the course so much fun!

THANK YOU TO OUR SPONSORS

Breakfast

MANOR
—TITLE, LLC—

Hole-In-One Sponsor

ProTec
Inspection Services

Drink Cart

CAPITOL·TITLE
Settle On Our Experience®

COMMUNITY
TITLE NETWORK

Putting Green

EAGLE | TITLE

Women's & Men's Longest Drive

Q7
Quiet Title LLC

Closest to the Pin & Giveaway Bags

TIMBERLAKE
Your Veteran
Builder
HOMES • DESIGN | BUILD

Prize Sponsor

ADMIRAL
CLEANERS

Event Sponsor

**Pam
Batstone**
2026 AACAR President

Hole Sponsors

ProTec
Inspection Services

Q7
Quiet Title LLC

Title

TIMBERLAKE
Your Veteran
Builder
HOMES • DESIGN | BUILD



JOIN A COMMITTEE

With a wide range of committees to choose from, there's a place for everyone to make a difference.

All applications due October 31, 2026



**Don't Miss it! Everything you wanted to know about
Commercial Real Estate* *BUT WERE AFRAID TO ASK!!**

SAVE THE DATE September 15

11:30 am - 1 pm

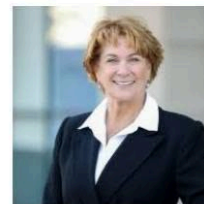
**More Information to come. Set your
Calendars now - this will sell out!**



Maureen Bryant
Samson Commercial
Properties



Lacey Snyder
4Bridges
Commercial
Capitol Financing



Judy Buffington
Hyatt Commercial

Educate

NEW SATURDAY SUCCESS SERIES

UP NEXT >

PROPERTY APPRAISALS

September 12, 2026

9:00 AM - 9:45 AM

Steve McAdams, will share valuable insights into the appraisal process, what appraisers look for, common challenges, and what real estate professionals should know to help their clients navigate the process.

JOIN THE ZOOM CALL AT
bit.ly/sssaacar

Hosted by the AACAR
Member Engagement
Committee



Live Saturday Success
Series sessions return on
Saturday, September 12th!

During this session, Steve McAdams will share valuable insights into the appraisal process, what appraisers look for, common challenges, and what real estate professionals should know to help their clients navigate the process with confidence.

Tune in at bit.ly/sssaacar.

Visit our Website



REAL SAFE SELF-PROTECTION FOR AGENTS (F)

SEPTEMBER 10TH
10:00 AM - 11:30 AM

AACAR OFFICE

INSTRUCTOR
DORIS WILLIAMS



FROM VULNERABLE TO VIGILANT

PRACTICAL SAFETY FOR AGENTS IN THE FIELD

Join us for a powerful REALTOR®
Safety Month webinar.

You'll discover real-world safety tricks, modern tech tools, and personal protection devices for showings, open houses, and client meetings.

This Safety Seminar is brought to you by
Anne Arundel County Association of REALTORS®



with Vanessa Martin
Tether RE Co-Founder



SEPTEMBER 22



1 PM ET



LIVE ON ZOOM

JOIN THE WEBINAR

THURSDAY, SEPTEMBER 10TH AT 1:00 PM

NAVIGATING DUE DILIGENCE IN COMMERCIAL REAL ESTATE



REGISTER TODAY!

Join Maryland REALTORS® for an insightful Commercial Series Webinar on "Navigating Due Diligence in the Commercial Real Estate Space." Hear from industry leaders, including Keith Hawkins, the 2025 Commercial Excellence winner, and Shawn Goldfaden, the 2025 Strategic Partner. Don't miss this opportunity to gain valuable knowledge and enhance your expertise. Secure your spot today!

Upcoming Webinar **FORMS UPDATE**
 With Maryland REALTORS® Legal Dream Team





Cleo Pappas, ESQ.
Senior Associate Counsel

Kim Link, ESQ.
Director of Legal Affairs

Kaylesh Bolla, ESQ.
Associate Counsel

→ **SEPTEMBER 16TH @ 1:00 PM**

Maryland REALTORS®



SOCIAL SUCCESS: CONVERTING POSTS INTO DOLLARS



SEPT. 23RD



11:00AM -
12:30PM

**LISA
GILMORE**



**AACAR
TRAINING
ROOM**



AACAR Members, we're celebrating YOU and 85 years of AACAR!

[Find the Full Schedule Here](#)

Communicate



Updates to Disclosure/Disclaimer Statement Form

The Maryland Real Estate Commission has recently updated and revised the Maryland Residential Property Disclosure and Disclaimer Statement form.

The revised version is attached for your reference and is available on the Commission's website.

[Download the Form here](#)



Renew your AACAR membership!

2027 Annual Dues Now Available

Payment Plan Closes Sept. 25th



WEATHER SAFETY REMINDER

Tether RE works in *any* emergency.

Flood. Storm. Car accident. Medical emergency. Tether RE was built for real estate, but it's there whenever you need help.



Turn ON location tracking so our safety support team can dispatch help right to you.



Feeling uneasy, even if it's not an emergency? We'll stay with you on the line until you feel **safe**.

Do We Practice What We Preach?

BY LISA MAY

"Under all is the land."

So begins the preamble of NAR's Code of Ethics. Proof positive that private property rights are a foundational principle of real estate.

REALTORS® believe that governments should not arbitrarily infringe upon the right of individuals to acquire, possess, and freely transfer real property. Why? Because preventing owners from realizing the highest and best use of their property hinders their wellbeing and that of the community and the economy.

If we truly believe those professions, it follows that real estate professionals should be the strongest advocates for zoning reform and reducing barriers to housing development, no matter where they occur or who is imposing them.

But are we?

In Maryland, there is an understandable and longstanding distrust of one-size-fits-all state mandates. Historically, state-level interventions were used to restrict land use and curtail property rights, usually in the name of environmental protection. We instinctively view any state preemption of local authority with skepticism.

The reality is that today's over-regulation and infringement of property rights is occurring at the local level, not the state, by county councils, planning commissions, zoning boards, and municipal governments.



Across Maryland, local governments have increasingly exercised their authority to limit how property owners may use their land:

- Building moratoria halt development.
- Short-term rental bans restrict owners' abilities to generate income from their property.
- Overly aggressive Adequate Public Facilities Ordinances (APFOs) delay or prevent housing projects.
- And, until this year's action by the General Assembly, local governments had broad discretion to change development rules midstream in response to NIMBY opposition.

These policies have been justified under the banner of "local control." Yet local control is not synonymous with property rights. A property owner denied the ability to reasonably use their land experiences the same loss of rights no matter which governmental body imposed the regulation. It is precisely because local control has become too controlling that the state has been prompted to act. Recent housing legislation enacted by the Maryland General Assembly is not about expanding government power. Rather, it is about stopping local governments from curtailing the rights of property owners and limiting housing opportunities for Maryland residents.

Consider these housing bills from the past three years. While each bill addressed distinct aspects of Maryland's housing shortage, they shared a common theme: protecting the ability of property owners to make reasonable use of their land free from unreasonable local government interference.

- The Housing Expansion and Affordability Act of 2024 permits manufactured and modular homes in areas zoned for single-family housing and limits local regulations that are de facto denials of otherwise qualifying projects.
- Accessory Dwelling Units (ADUs) legislation in 2025 established a statewide policy allowing and promoting ADUs, giving homeowners greater flexibility in how they use their property while creating additional housing opportunities in existing communities.
- The Maryland Housing Certainty Act of 2026 ties housing development project approval or denial to the laws and regulations in effect when a complete application is submitted and vests those development rights for up to five years.
- The Maryland Transit and Housing Opportunity Act in 2026 reduces regulatory obstacles like parking and height restrictions on housing built near rail transit stations.

"A property owner denied the ability to reasonably use his or her land experiences the same loss of rights no matter which governmental body imposed the regulation."

Local governments have rigorously opposed these reforms to protect their own power and continue restricting development. Their resistance has also contributed to the defeat of additional proposals to further reduce regulatory burdens and expand opportunities for starter homes and missing middle housing production.

This should prompt important questions for our profession in response.

Do we truly support private property rights, or do we only claim to support property rights when threatened by government bodies we already distrust?

Will we continue to view state action on housing as intrusive and local action as noble, even when evidence indicates exactly the opposite?

As real estate professionals, we regularly advocate for the importance of ownership, investment, and the freedom to use property productively. These principles should not change when local governments become the source of restrictions. Nor should we excuse the bad actions of our local officials

just because they are located within our communities instead of Annapolis.

Being a champion of thoughtful zoning reform and housing choice, while limiting local regulatory overreach, is not a departure from property rights principles. It is the fundamental expression of them.

The question for REALTORS® is simple: Will we practice what we preach, or do property rights only count when it is politically expedient? ■



Lisa May is the Director of Advocacy and Public Policy for Maryland REALTORS®.

ICYMI: Check out this fantastic article by Lisa May in the September issue of the Maryland REALTOR® magazine about the importance of practicing what we preach! Find it on pages 20-21.

SAVE ON AUTO, HOME, & RENTER'S INSURANCE



Upcoming Events

AACAR/DSAC Fall General Membership Meeting

Date: September 11th

Location: Chartwell Golf & Country Club

YPN Committee's Pickleball Tournament

Date: September 16th

Location: Truxtun Pickleball Courts

Save on Auto, Home, and Renters Insurance with Liberty Mutual

As NAR's exclusive auto, home, and renter's insurance provider, Liberty Mutual offers customized coverage, expert advice and a special auto insurance referral program that you can even extend to your clients.

[Get the Offer](#)

Dates: September 29th - October 1st
Location: Ocean City, MD

Membership Appreciation Week

Date: October 5th - 9th
Location: AACAR Office

[Become a Member](#)

[Email AACAR Today](#)

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