

Brought to you by:

**Robert J. Israel**

**Prescott's Green  
Realtor**



**ECOBROKER CERTIFIED**

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#### **VICE CHAIR**

- Greater Yavapai  
Branch Steering  
Committee, U.S. Green  
Building Council

#### **BOARD MEMBER**

- Prescott Green To  
Gold Business Network

#### **MEMBER**

- Central Arizona  
Renewable Energy  
Network

- Co-op America



Please contact me for  
more information or  
with your questions.

## **Good Day! Here is this month's info on Green Real Estate and related issues:**

### **WHAT IS A REAL ESTATE TRANSFER TAX?**

A real estate transfer tax is a state and/or local tax or fee imposed on real property that is typically assessed according to the sales price of real estate property when transferred. Typically, once the tax is initiated, the rate can be increased by the state, county or city to meet future legislative enactments. Transfer taxes in other states range from .001% to 2.2%.



#### **Problems with a Transfer Tax:**

**Creates Double Taxation.** Governments already collect taxes on your property based on the property's value. This new tax would unfairly impose a second tax to impact your home or property.

**Damages Equity.** Since the tax is assessed against the total value including the amount you owe on your mortgage(s), the overall equity earned by the seller is decreased.

#### **Burdens the Real Estate Market Further.**

In an already burdened housing market where people are struggling to sell their homes, the overall higher costs will only make it more difficult to initiate a successful sale, not to mention making it less attractive for commercial real estate to recruit business to the area.

**Punishes Home Owners.** People who move from one house to another should not be punished while others choose not to move; in fact, this is considered discriminatory and harms access to the "American Dream" of home ownership.

**Impacts Lower Incomes Most.** A real estate transfer tax would impose a higher tax burden on lower income households that typically spend a larger percentage of their income on their home.

Don't let the government strip you of your hard earned home equity. Support the No New Home Tax Initiative and prohibit the double taxation of real estate in the State of Arizona. Visit [www.nonewtaxonourhomes.com](http://www.nonewtaxonourhomes.com) for more information.

### **GREEN HOME FOR SALE!**

I have a listing of yet another green home for sale minutes from Prescott off Hwy 89A with incredible panoramic views. Features are too numerous to mention here so **check my website for more info on this and other listings** and if you or someone you know is interested please contact me for all the details.

**The basics:** Built in 1998; ICF construction; 3076sf plus AZ Room and Attached Greenhouse; 3bd/2.5ba; 3 car attached garage & workshop; 6.68 acres on the west slope of Mingus Mountain; Off-Grid; Hybrid Solar/Wind Powered & Solar Well Pump; Passive Solar Design; Horses ok; much MUCH more! \$699,000.



ROBERT J.  
ISRAEL,  
PRESCOTT'S  
GREEN  
REALTOR



***Integrating  
Environmental  
Ethics with Your  
Home and Your Life***

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## LOCAL GREEN ENERGY

Believe it or not, you can use green, renewable energy right here in the Prescott area. All you need to do is sign up for it by going to: [www.aps.com](http://www.aps.com) and click on *Green Choice Rates* on the right side of the screen. Take your pick from a variety of programs to meet your budget and start using wind, solar, and geothermal energy to power your home's energy needs. As demand increases, costs will go down as well as our reliance on fossil fuels. Don't wait, it takes just a moment.



## NEW!

The **U.S. Green Building Council** now has official representation in the Prescott area under the newly formed *Greater Yavapai Branch*. Look for education workshops and more media coverage. Special thanks to Dan Fairbank from the City of Prescott Building Department for initiating its formation along with volunteer steering committee members from our green building community.

Are you frustrated with the lack of **recycling services in our area**. Are you looking for recycling services for your business? Well now you have options. Contact Ben Karnitschnig at **Earth's Business**. He offers residential curbside glass recycling and commercial and municipal recycling for other materials for businesses and organizations of all kinds. He has flexible programs to meet your home or business needs so contact Ben at (928) 899-8833 or on line at [www.earthsbusiness.net](http://www.earthsbusiness.net)

## ABOUT ROBERT J. ISRAEL...

*Robert J. Israel is a licensed REALTOR® in Arizona and EcoBroker Certified®. He has over 20 years experience in environmental issues and nearly a decade in Green Building and Sustainable Design. Additionally, he has over a decade of experience working in the building trades as well as professional marketing experience at both the local and national level.*

***I'm on the Web! Visit Rob Israel at [www.PrescottGreenRealEstate.com](http://www.PrescottGreenRealEstate.com)***

## CALENDAR

### ***Green Building with Pliny Fisk Dinner & Discussion***

Friday June 6, 7pm, Upstairs at Murphy's Restaurant, 201 S. Cortez, Prescott  
**RSVP by June 4<sup>th</sup> (928) 541-1002**  
[info@ecosainstitute.org](mailto:info@ecosainstitute.org)

Hosted by the Ecosa Institute and the Greater Yavapai Branch of the U.S. Green Building Council. The talk is free, dinner is optional. Pliny Fisk is Co-Director of the Center for Maximum Potential Building Systems, a non-profit organization which has been in the forefront of sustainable design and development activities since its inception in 1975. The Center links design and science to create ecologically, economically and socially viable solutions to a range of issues facing the built environment, and works with a spectrum of clients, from individual homeowners and small-scale developments to Fortune 500 corporations, and with municipal, state, and federal governments. Mr. Fisk is a frequent lecturer throughout the U.S. to professional associations, universities, and community-based organizations.

### ***Green Real Estate 2008: EcoBroker Annual Conference & Expo***



*July 16-17, 2008 – Denver, CO*  
EcoBroker® Annual Conference & Expo, in conjunction with the Association of Energy & Environmental Real Estate Professionals, will sponsor this year's Green Real Estate 2008 Conference & Expo. This year, Green Real Estate 2008 will be an *energy-filled* two-day event with national speakers, business-building tracks to help maximize your utilization of green real estate tools and resources, and a green-products expo that will help take your business and community service to the next level! [www.greenrealestate2008.org](http://www.greenrealestate2008.org)