



ON THE LEVEL

Monthly Newsletter of the Temple Area Builders Association

December 2016

2016 TABA Awards Presented at Christmas Party

At the TABA Christmas Party, TABA President Patrick Johnson presented several awards to Members based on their role in guiding TABA through a successful 2016.

The Associate of the Year is Suncoast Post-Tension

The Builder of the Year is Ryan Waldron of Omega Builders

The Sponsor of the Year is Tri-Supply

The President's Award of Excellence was presented to Mike Pilkington

TABA President Patrick Johnson recognized these Members for their active participation and support of TABA as well as their time and effort to ensure TABA achieved its goals in 2016. Congrats!!

Upcoming Event Calendar

February 24 TABA Home & Garden Show Kickoff Party @ Bell County Expo Center

"I want to thank the 2016 Board of Directors and all our Members who participated in TABA activities in 2016. Your work and support is what ensures TABA maintains a strong voice in our efforts to keep housing affordable in our community!"

*- Patrick Johnson,
2016 TABA President*



12 N. 5th Temple, TX 76501 | info@tahb.org | 254-773-0445

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2017 Home & Garden SHOW

Temple Area Builders Assoc.



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 IS RIGHT AROUND THE CORNER

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PLEASE CONTACT OUR SHOW COORDINATOR KACIE
 254-773-0445 or Kacie@tahb.org



2016 TABA Christmas Party & Awards



Thanks to everyone who joined us for our 2016 TABA Christmas Party & Awards held at Schoepf's Bar-B-Que. We also elected our 2017 Board of Directors — President Megan Kiella, Vice President Ryan Waldron, Secretary Jared Bryan, Treasurer Jerry Tyroch, Jr., Past President Patrick Johnson, Directors Joel Berryman, Jamey Secrest, Brett Turner, John Christopher, Todd Weber, and Robbie Johnson.

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IBS Registration Open

2017 International Builder Show will take place in Orlando Jan. 10-12, 2017

The industry's premier event is the best opportunity for members to see the latest building products, gain expertise and meet key business partners. Visit www.buildershow.com for more info on the show and savings on registration!

Builder Confidence Closes Year on a High Note

Builder confidence in the market for newly-built single-family homes jumped seven points to a level of 70 on the NAHB/Wells Fargo Housing Market Index (HMI). This is the highest reading since July 2005.

“This notable rise in builder sentiment is largely attributable to a post-election bounce, as builders are hopeful that President-elect Trump will follow through on his pledge to cut burdensome regulations that are harming small businesses and housing affordability,” said NAHB Chairman Ed Brady. “This is particularly important, given that a recent NAHB study shows that regulatory costs for home building have increased 29% in the past five years.”

“Though this significant increase in builder confidence could be considered an outlier, the fact remains that the economic fundamentals continue to look good for housing,” said NAHB’s Chief Economist. “The rise in the HMI is consistent with recent gains for the stock market and consumer confidence. At the same time, builders remain sensitive to rising mortgage rates and continue to deal with shortages of lots and labor.”

Derived from a monthly survey that NAHB has been conducting for 30 years, the HMI gauges builder perceptions of single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.” Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates more builders view conditions as good than poor.

All three HMI components posted healthy gains in December. The component gauging current sales conditions increased seven points to 76 while the index charting sales expectations in the next six months jumped nine points to 78. Meanwhile, the component measuring buyer traffic rose six points to 53, marking the first time this gauge has topped 50 since October 2005.

Looking at the three-month moving averages for regional HMI scores, the Northeast rose six points to 51, the Midwest posted a three-point gain to 61, the South rose one point to 67 and the West registered a two-point gain to 79.

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Treasurer – Jerry Tyroch, Jr.
Past President – Patrick Johnson

Director – Joel Berryman
Director – Jamey Secrest
Director – Brett Turner
Director – John Christopher
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Do Business with a member!

Our current members are our most valuable recruitment tools! Are you encouraging the people that you do business with to join TABA?

There is strength in numbers!

If our industry doesn't have a strong voice, your business will be impacted one way or another. This could mean less infrastructure development or it could mean more regulation and higher fees.

Either way, your ability to grow your business could be limited if you don't have an advocate in the halls of government.

TABA not only provides networking and marketing opportunities that help you promote your business, we also navigate the political waters to help provide a pro-business environment.

We encourage you to engage your business associates, and have them join TABA so we can continue to move our industry forward!

Contact Kacie at kacie@tahb.org or 254.773.0445 for more information on how to refer your business associates, or to pass on leads regarding prospective members!



The following companies have shown their commitment to the industry by renewing their memberships. Thank you!

- Acme Brick Company - Bandas Engineering - Coufal-Prater Equipment - Empire Custom Homes - Empire Seed Company - Lamar Outdoor Advertising - McCoy's Building Supply - Patco Construction - Temple Winnelson -

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OSHA Rule Clarifies Recordkeeping Obligation

The Occupational Safety and Health Administration (OSHA) on Monday issued a [final rule](#) that clarifies an employer's continuing obligation to make and maintain an accurate record of each recordable injury and illness. The final rule becomes effective Jan. 18, 2017. NAHB has vigorously opposed this rule ([see comments](#)), as the revised regulation could have a substantial impact on the home building industry.

OSHA's longstanding position has been that an employer's duty to record an injury or illness continues for the full five-year record-retention period. In 2012, the D.C. Circuit Court decided in [AKM LLC v. Secretary of Labor \(Volks\)](#) to reject OSHA's position on the continuing nature of its prior recordkeeping regulations.

Per OSHA, the new final rule more clearly states employers' obligations. It does not add any new compliance obligations, nor does it require employers to make records of any injuries or illnesses for which records are not already required.

However, the Recordkeeping Clarification Notice of Proposed Rulemaking (NRPM) runs contrary to the Occupational Safety and Health Act of 1970, and therefore should be withdrawn. OSHA does not have the statutory authority to promote or enforce a regulation that changes a statutory mandate.

The agency had an opportunity to solidify its position through the judicial branch by appealing the Volks decision, but chose not to do so. Absent a legislative fix by Congress, OSHA cannot ignore the judicial decision which found its position without merit and "simply implausible."

For these reasons, NAHB urges OSHA to reconsider its position, and withdraw the Recordkeeping Clarification NPRM immediately.

Final Formaldehyde Rule Published

Four months after being announced, the Environmental Protection Agency's (EPA) final [Formaldehyde Emission Standards for Composite Wood Products](#) rule was published today in the Federal Register.

[Thanks to NAHB's intervention](#), the final rule is significantly changed from the draft initially released by EPA, including clarification of language that makes it clear that remodelers are not subject to compliance under the definition of "fabricators."

The final rule is effective Feb. 10, and compliance with a majority of the requirements will go into effect one year after publication, which will be Dec. 12, 2017.

For additional information, [read this NAHB analysis](#)

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Members are the foundation of our association. Members provide the support, the means, and the passion to ensure that we can be successful in achieving our collective goals in promoting home ownership and ensuring the long-term stewardship of the building industry in Central Texas.

Our members strive to make the American Dream a reality by providing quality, affordable homes with superior craftsmanship.

Employers Face Earlier W-2 Deadlines, Higher Fines in 2017

As tax season approaches, it's a good idea to keep two big payroll tax filing changes in mind:

Jan. 31 is the [new payroll tax filing date](#) for 2016 W-2s and 1099 forms — a month earlier than the former filing date.

The IRS has [increased the penalties](#) for:

- Filing to file the correct forms by the due date,
- Intentional disregard of filing requirements, and
- Failure to furnish W-2s to employees.

The amount of the penalty is based on when you file the correct form and is indexed for inflation. Here is a chart that compares the old and new penalties, showing an average increase of 100%, or \$590 per return.

Time returns filed/furnished	Tax Year 2015	Tax Years Beginning 2016 <i>*indexed to inflation</i>
Not more than 30 days late (by March 30 if the due date is Feb. 28)	\$30 per return/ \$250,000 maximum	\$50 per return/ \$529,500* maximum
31 days late - Aug. 1	\$60 per return/ \$500,000 maximum	\$100 per return/ \$1,589,000* maximum
After Aug.1 or not at all	\$100 per return/ \$1,500,000 maximum	\$260* per return/ \$3,178,500* maximum
Intentional disregard	\$250 per return/ No limitation	\$520* per return/ No limitation

Conventional Mortgages Finance Most New Home Sales Since 2008

Analysis of the most recent Census estimates concerning sources of financing for [new home sales](#) reveals that the share of mortgages financed through conventional products in the third quarter of 2016 rose to 74.1%—the highest level seen since 2008. In contrast, cash sales accounted for the smallest portion they have since the second quarter of 2010. The portions financed with FHA and VA loans also declined while the number of new homes sold fell 6%.

Read more about these estimates, including additional data [here](#).

E&M Consulting Producing 2017 TABA Membership Directory

The Temple Area Builders Association is continuing our partnership with E&M Consulting to produce the 2017 Membership Directory. E&M will be contacting all of the members in the coming weeks about advertising opportunities in the Membership Directory. This gives you the chance to promote your business or practice. E&M will be managing the ad sales, creative design, and formatting. They are extremely professional and produce a high quality publication. If you have any questions or would like to advertise, please contact Josh with E&M Consulting at 254-230-4597, 800-572-0011, or josh@emconsultinginc.com.

A Prudent Way to Deal with Fannie Mae and Freddie Mac

For those who are following the debate on housing finance reform, kudos to the [Bloomberg Editorial Board](#).

With Fannie Mae and Freddie Mac entering their ninth year in conservatorship, Bloomberg has outlined a thoughtful approach to transition the two government-sponsored enterprises and attract badly needed private capital back into the marketplace.

The Bloomberg proposal would provide a much smaller government footprint, with the federal government acting as a lender of last resort. This would encourage private investors to take on more risk and limit taxpayer exposure.

[NAHB's white paper on housing finance reform](#) proposes a similar strategy. Comparable approaches have been offered by the Senate Banking Committee in the 113th Congress and earlier this year by a group of housing policy experts.

With a new administration and Congress set to be sworn in next month, 2017 is the time to enact meaningful comprehensive housing finance reform. NAHB will make it a priority to work with policymakers on a plan along the lines put forth by Bloomberg: A blueprint that includes a limited federal backstop to safeguard the 30-year mortgage, bring private capital back into the marketplace, and ensure an adequate and stable supply of credit for home buyers.

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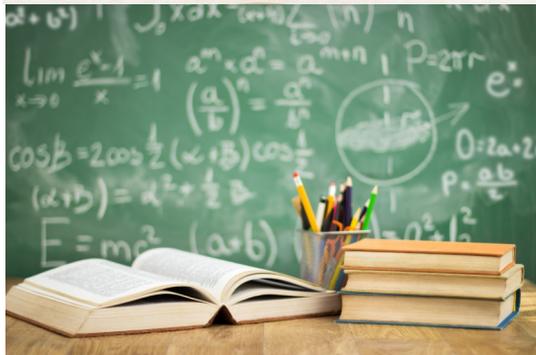
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Changes in state and local laws and regulations could be detrimental to your business. Your active support and contribution to TABA Home-PAC is an investment in the future of our industry and our community. Join your friends and colleagues in assuring our area remains an attractive spot for continued development by contributing to TABA Home-PAC today!

**CAN YOU AFFORD
NOT
TO PARTICIPATE** ?



YES, I want to support TABA Home-PAC and its efforts to strengthen our collective voice by helping to support local initiatives and elect pro-housing candidates who give our industry a voice at the local and state levels of government.

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Your personal and LLC contributions go directly and exclusively to fund pro-housing candidates and initiatives. Corporate funds are also accepted and can be used to help fund some PAC activities.

Programs Exclusive to Members of the Texas Association of Builders

Complete information is at TexasBuilders.org/membership/benefits

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2015-2017

UPDATED TAB CONTRACTS NOW AVAILABLE . . .

TEXAS RESIDENTIAL CONSTRUCTION CONTRACTS PACKAGE

The Texas Association of Builders updated its 2015-17 Texas Residential Construction Contracts Package in July to include the following:

- New Architect/Design Professional Addendum to protect the builder when the owner hires an architect or design professional.
- New landscaping warranty exclusions in all construction/remodeling contracts, and content damage provisions in all remodeling contracts.
- The addition of a new “plan design release fee” to the existing Design-Build Agreement.

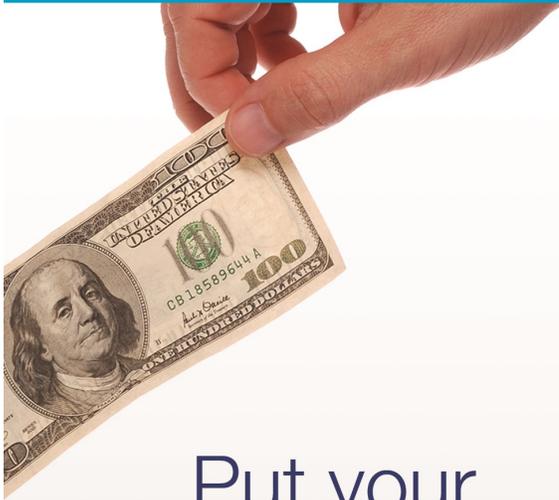
For builder and remodeler members of the Texas Association of Builders, TAB’s contracts package subscription is your blueprint for typical construction and remodeling transactions in the State of Texas.

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TABA Membership Spike Club Roster - Top 10

Jim Howe -- Omega -- 559 Credits

Christopher Butler -- Jubilee Homes -- 542 Credits

John Kiella -- Kiella Homebuilders -- 485 Credits

Jason Carothers -- Carothers Executive Homes -- 357 Credits

Linda Strickel -- Bonded Builders Warranty Group -- 276 Credits

Charles Amos -- Amos Electrical Supply -- 269 Credits

Curtis Lockey -- Lochridge-Priest -- 213 Credits

Dean Winkler -- CRW Construction -- 166 Credits

Robbie Johnson -- Stillwater Custom Homes -- 125 Credits

John Paysse -- 124 Credits

What is the Spike Club?

The NAHB Spike Club is composed of all of the individual members and employees of members in local associations who have attained Spike status.

It is a vehicle to recognize these members for their outstanding achievements in member recruitment and retention in their local home builders association.

How do I earn Spike Credits?

Individuals earn Spike Credits by sponsoring new members, and by those new members retaining their membership.

Spike credits have the following values: 1.0 credit for new Builder or Associate members and 0.5 credit for new council members, Affiliate memberships, and Builder and Associate renewal memberships.

What is one example of a Spike Club perk?

Other than bragging rights... Spikes can attend the NAHB Spike Party & Directors' Reception held each year during the International Builders' Show. The Spike Party & Director's Reception recognizes and honors Spikes across the country for their continued commitment to membership development.

To qualify to attend the Spike Party & Director's Reception, each Spike must have a minimum of 6 credits and must earn at least one new member credit between November 1 2015 - October 31 2016.

Membership News & Announcements

Do you have an announcement about your member company that you would like to share with the broader TABA membership?

Contact us at kacie@tahb.org or 254-773-0445 to share

Membership Recruitment Contest

For every 2 members (Builders or Associates) you recruit between now and November, your name goes into TWO separate drawings.

One drawing will be held during the TAB Membership Committee meeting in Winter 2017.

The second drawing will be held at the TABA office at the end of December.

Winners will be notified by phone and you don't have to be present to win!

Contact Us

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