

North Carolina Legislator Profile

Bill Brawley: House District 103 Mecklenburg County

**“I will tell you I’m disappointed in the quality of the education my kids received,”
Brawley said of Charlotte-Mecklenburg Schools.
(Charlotte Observer, [1/5/18](#))**

In this Real Facts Legislator Profile, we focus on Representative Bill Brawley, a Republican from House District 103, first elected to the General Assembly in 2010. Brawley moved to Matthews, N.C. in 1982 and was a Matthews town commissioner from 1989 to 1993.

Brawley is a real estate broker. As a legislator, he supported bills that favor the real estate business over the public.

Summary:

Brawley proudly supports private school vouchers that siphon money from our public school system

- He sponsored a bill that lets Matthews-Mint Hill areas create their own charter school districts, a move CMS said would re-segregate Mecklenburg County.
- Brawley voted for the 2017 Republican budget that Republican budget allocated \$45 million to the controversial school voucher program

Bill Brawley voted for House Bill 2, the controversial bill that cost NC an estimated \$450 million to \$630 million

- Due to HB2, the NBA pulled the 2017 All-Star game from Charlotte, costing the city upward of \$100 million.

Brawley is a vocal supporter of the I-77 toll lanes.

Brawley is a real estate broker. As a legislator, he supported bills that favor the business over people, putting renters and the public at risk.

- He sponsored a bill to make it more difficult for towns to inspect residential properties for unsafe conditions.
- Bill Brawley tried to kill rental housing inspection programs designed to hold landlords accountable and dissuade them from renting to people prone to commit crime and keep neighborhoods safer.
- In what appears to be a conflict of interest, Bill Brawley, a commercial real estate broker, inserted language into a bill “pushed by the N.C. Association of Realtors” to “expand real estate agents’ ability to perform market analyses of properties.”

Rep. Bill Brawley



House District 103



Brawley proudly supports the “school choice” movement that siphons money from NC’s public school system

He sponsored a bill that let the Matthews-Mint Hill areas create their own charter school districts, a move CMS said would re-segregate Mecklenburg County.

"Representative Bill Brawley filed the Matthews-Mint Hill Charter Bill. CMS argues that bill would create a less diverse school area in Matthews and would be re-segregating of Mecklenburg County. School leaders claim that would make a two-tiered system - suburban versus urban. 'On a personal level, I think anything that further segregates us and takes opportunities away from some kids is not a good piece of public policy,' Wilcox said. The bill is now in the Senate's control after it passed the House. CMS hopes that charter bill will fail in the Senate. School leaders are concerned, if the charter bill passes other municipalities could create charters. Brawley says it's up to CMS to make the bill to die. 'The people I represent put this issue on my desk,' Brawley said. 'They want other options. If CMS would address the needs of Matthews-Mint Hill, this would go away.'" (WBTV, 1/4/18)

Brawley voted for the 2017 Republican budget that allocated \$45 million to the controversial private school voucher program

Budget allocated \$45 million to the controversial voucher program and stipulates that the state will add \$10 million more to the program annually. "The budget gives \$45 million this year for the controversial voucher program which allows parents to send their children to private schools using taxpayer-funded scholarships. Cooper has strongly criticized the program, saying those schools lack accountability. The budget says the state will add \$10 million more to the voucher program annually, until it hits \$145 million in the 2027-28 school year." (News & Observer, 8/8/17, S257, Vetoes 6/27/17, Senate Veto Override 6/27/17, House Veto Override 6/28/17)

Budget requires the governor to recommend the same plan for the next decade.

"It also says the governor's budget proposal has to recommend that same plan, for the next decade. Cooper said that's a large amount of spending that he and future governors shouldn't be forced to support. 'But for the unconstitutional interference by the General Assembly, the Governor would not include nearly a billion dollars in vouchers in his proposed budgets during his term,' he said in Tuesday's court filing. Cooper argues in the filing that the governor should get to decide what he or she recommends, instead of being legally required to recommend a policy that the current members of the N.C. General Assembly want." (News & Observer, 8/8/17, S257, Vetoes 6/27/17, Senate Veto Override 6/27/17, House Veto Override 6/28/17)

Vouchers “siphon funds away from the underfunded public school system and sends those tax dollars to private schools without accountability and transparency measures.” “Proponents of school vouchers say that the program enables low-income families to opt out of failing public schools to attend private institutions that offer better educational environments. But critics of the program say that the vouchers siphon funds away from the underfunded public school system and sends

those tax dollars to private schools without accountability and transparency measures that ensure students are indeed getting a better education. The Opportunity Scholarships law also fails to ensure that private schools receiving tax dollars do not discriminate against students on the basis of religion or sexual identity.” (WRAL, 1/27/17)

Bill Brawley voted for House Bill 2, the controversial bill that cost NC an estimated \$450 million to \$630 million

It is estimated that HB2 will cost North Carolina more than \$3.76 billion in lost business over a dozen years. “The Associated Press used dozens of interviews and multiple public records requests to determine that North Carolina’s ‘bathroom bill’ will cost the state more than \$3.76 billion in lost business over a dozen years.” (Associated Press, [3/27/17](#))

According to estimates, HB2 cost North Carolina between \$450 million and \$630 million. “We ruled that claim Mostly False. Our research, plus interviews with economists and analysis of other studies, has shown HB2 probably cost the state between \$450 million and \$630 million. Others have cited a \$500 million loss. The law has also cost North Carolina a minimum of 1,400 jobs.” (PolitiFact, [3/7/17](#))

Due to HB2, the NBA pulled the 2017 All-Star game from Charlotte, costing the city upward of \$100 million. “But that wasn't even the biggest financial hit North Carolina took from a sports organization. In July, the NBA's concerns with the law spurred the league to move its 2017 All-Star Game from Charlotte to New Orleans. The loss of the marquee weekend means Charlotte will miss out on upward of \$100 million, according to the Charlotte Regional Visitors Authority, using estimates from previous All-Star games in similarly sized markets.” (Business Insider, [9/21/16](#))

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Bill Brawley supports I-77 toll lanes.

Bill Brawley “has been a vocal supporter” of adding toll lanes on Interstate 77 “alongside general-purpose lanes.” Brawley “has pointed out ...that drivers have the choice on whether to use the toll lanes” or the free lanes.

Brawley is a vocal support of toll-lanes. Brawley “has been a vocal supporter of the toll-lane project. He has pointed out in the past that drivers have the choice on whether to use the toll lanes.” (Charlotte Observer, 02/19/16)

Brawley pointed out that drivers have a choice on whether to use toll lanes or free lanes. On May 22, 2013, “the Mecklenburg Union Metropolitan Planning Organization (MUMPO), which helps set road-project priorities for the N.C. Department of Transportation, dealt...[a] blow to toll lane opponents...by unanimously voting to add DOT’s proposal for high-occupancy toll lanes on I-77 to the state’s long-range transportation plan. The toll lanes would be free to vehicles with three or more occupants. A day later, N.C. Rep. Bill Brawley of Matthews was quoted...as saying the toll lanes are essentially a done deal, calling them the ‘least bad answer’ to congestion on the interstate.” (Mooresville Tribune, 05/25/13)

Brawley said the toll-lane project “was the only way to get additional capacity to I-77 North in the next 25 years.” “Brawley said the General Assembly approved high-occupancy toll lanes for Interstate 77 in 2012 ‘because it was the only way to get additional capacity to I-77 North in the next 25 years.’” (Charlotte Observer, 03/13/13)

Brawley said the toll lanes were “an experiment” that could help provide more funding for road improvements, even if it meant charging user fees.

Brawley called I-77 toll lanes an “experiment.” “Brawley called the Interstate 77 public-private-partnership toll lanes ‘an experiment’ that could help provide more funding for road improvements, even if it means charging user fees.” (Charlotte Observer, 10/04/14)

Brawley is a real estate broker. As a legislator, he supported bills that favor the business over public safety and renters.

Bill Brawley has an active real estate broker’s license in North Carolina. (North Carolina Real Estate License Number 215805)

Brawley began his career as a real estate broker in 2004. “After graduating from college he began a career in accounting with Piedmont Natural Gas,” then worked at various companies, including “Texas Instruments, NEC, and Sprint. He began in commercial real estate with Chirico Huber Properties in 2004” and is now a self-employed commercial real estate broker. (Mint Hill Weekly, 10/29/10; Charlotte Observer, 12/09/04; House District 103 website, retrieved [2/8/18](#))

Brawley sponsored a bill to make it more difficult for towns to inspect residential properties for unsafe conditions.

Brawley called the rental inspections programs “superfluous”. “A 2011 state law...says towns may make periodic inspections of residential properties only when there is ‘reasonable cause’ to believe unsafe conditions exist.” The sponsor of the law “said it grew out of complaints from the Triangle Apartment Association that Raleigh-area municipalities were using superfluous inspections as revenue streams.” (Charlotte Observer, 07/10/15)

Brawley “The law does allow for inspections of buildings with damage visible from outside the property,” and it “allows for inspections of buildings with more than two violations in the past 12 months, but the legislature is currently considering expanding this to more than seven violations. Republican Rep. Bill Brawley of Matthews is the primary sponsor of the new bill,” which “is solely meant to rein in cities that have abused their ability to charge for inspections, he said. ‘This bill is about leaving innocent people alone,’ said Brawley, who is a commercial real estate broker.” (Charlotte Observer, 07/10/15)

Brawley tried to kill rental housing inspection programs designed to hold landlords accountable and dissuade them from renting to people prone to commit crime and keep neighborhoods safer.

Brawley filed H773 in an attempt to prevent cities from fining or restricting landlords for dangerous properties “But the rental-regulation program is in the gun sights of a commercial real estate broker from Matthews who is also a lawmaker. Rep. Bill Brawley, a Republican, has filed legislation that would prevent cities from fining landlords or imposing other restrictions that are a part of the RAMP program.” (Fayetteville Observer, [5/21/13](#))

- This was a bill to “curb the powers of local governments to inspect rental housing.” (Indy Week, 05/15/13)
- The bill would undo similar programs in Raleigh, Durham, and several other cities (Fayetteville Observer, [5/21/13](#); Indy Week, 05/15/13)

Fayetteville implemented a “Rental Action Management Program, which targets rental houses that have had multiple code violations or have become a problem for the police.” (Fayetteville Observer, [5/21/13](#))

HB 773, sponsored by Brawley, would also repeal a similar ordinance in Charlotte. The “bill that would repeal Charlotte’s new rental property ordinance. The city law calls for mandatory registration of all rental properties, which allows police to notify building owners and landlords of crimes committed on their properties.” (Charlotte Business Journal, 05/03/13)

Brawley revived his efforts against rental housing inspection programs in 2015. Bill Brawley, in 2015, once again pushed a bill that would have killed Fayetteville’s “rental housing inspection program, a tool the city uses to try to drive away crime and blight.” This was a bill to “gut Fayetteville’s...RAMP program.” The city uses the “program to push landlords to keep their properties maintained and dissuade them from renting to people prone to commit crime.” (The Fayetteville Observer, 07/26/15)

Brawley called the rental inspection programs “government overreach”. Brawley “has concerns about government overreach into business and people’s private lives. He is leery of bureaucrats who could unduly find fault with honest, well-intended landlords to perpetuate their jobs.” (The Fayetteville Observer, 07/26/15)

- **Brawley also said, “the inspections are excessive.”** (Indy Week, 05/15/13)

In what appeared to be a conflict of interest, Brawley, a commercial real estate broker, inserted language into a bill “pushed by the N.C. Association of Realtors” to “expand real estate agents’ ability to perform market analyses of properties.”

S521 was pushed by the NC Association of Realtors to expand the ability of real estate agents like Brawley to perform market analysis. Senate Bill 521, which was “pushed by the N.C. Association of Realtors” to “expand real estate agents’ ability to perform market analyses of properties,” was debated by the General Assembly in 2012. (The News & Observer, 06/25/12)

Brawley, a real estate broker, pushed a bill to allow brokers to perform BPOs. It was a bill to “allow brokers to perform broker price opinions, also known as comparative market analyses, for a fee for clients and third-party lien holders.” Under North Carolina law at the time brokers could “only perform BPOs when they have a reasonable expectation of getting a listing.” (The News & Observer, 06/25/12)

- **The change would save realtors like Brawley money as BPOs are cheaper than an appraisal done by a trained professional.** “BPOs and CMAs are mostly used to estimate the price a house should be listed for sale at. BPOs and CMAs typically include an analysis of local market conditions and descriptions of the house and some comparable properties. A BPO or CMA typically costs anywhere from \$50 to \$150, while an appraisal costs on average about \$400.” (The News & Observer, 06/25/12)

Brawley’s BPO provisions caused concern for the Appraisal Institute which successfully lobbied for changes to the bill. “The BPO provisions were added into the bill in the House by Rep. Bill Brawley, a Mecklenburg Republican and commercial real estate broker.” Bill “Brawley’s provisions raised concerns with the state chapter of the Appraisal Institute, which lobbied successfully to get the bill amended. The amended legislation calls for the state’s Real Estate Commission to come up with a set of standards for BPOs and CMAs, and it would increase the amount of education required of brokers who perform BPOs.” (The News & Observer, 06/25/12)

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