



## **Citizens' Alliance for Property Rights**

### **CAPR PAC Candidate Rating System**

*CAPR PAC uses a rating system rather than an endorsement. The following guidelines are for determining what rating to give a candidate.*

#### **1. Outstanding**

- ❖ Has signed the CAPR pledge<sup>1</sup> to protect property rights
- ❖ Has a voting record or private sector accomplishments that consistently demonstrate private property owners should not be required to pay for environmental regulations that benefit all.
- ❖ Does not support taking more land out of the private sector and putting it into the hands of a government not properly caring for what they already control.
- ❖ Absolutely opposes increasing the regulatory cost of owning property.
- ❖ Does not believe central planners do a better job of protecting the environment than private land owners
- ❖ Does not support Agenda 21, nor Sustainable Development; nor Smart Growth; etc.
- ❖ Feels eminent domain is a powerful but dangerous tool to be used only for public uses and never justifiable for transferring property from one private owner to another, especially for "economic development."
- ❖ Opposes land use regulations that overly favor environmental protections to the detriment of private property rights and uses.

#### **2. Good**

- ❖ Has not signed the CAPR pledge but is believed to be in agreement with it.
- ❖ Has a voting record or private sector accomplishments that generally support that private property owners should not be required to pay for environmental regulation with rare deviation.
- ❖ Generally opposes increasing the regulatory cost of property ownership.
- ❖ Is generally resistant to taking land out of private sector control and putting it into government control, but does justify it on occasion.
- ❖ Favors land owners as best land stewards over centralized planners.
- ❖ Opposes use of eminent domain except for public uses.
- ❖ Usually opposes land use regulations that overly burden private property owners.

#### **3. Fair**

- ❖ Does not demonstrate knowledge that private property owners are being forced to pay for environmental regulations justified as benefiting all.
- ❖ Is mixed on taking land out of private control to prevent development or for good of the environment.
- ❖ Has a mixed stance on regulatory cost of owning private property.
- ❖ Is mixed on central planning versus private control.
- ❖ Supports eminent domain for reasons other than purely public uses.
- ❖ Is mixed on land use regulations imposed on private property owners.

#### **4. Poor**

- ❖ Considers protecting the environment a higher priority for government than protecting private property rights.
- ❖ Is not concerned that private property owners pay for environmental protections.
- ❖ Favors central planning over private property rights.
- ❖ Supports Agenda 21, Sustainable Development, Smart Growth, etc.
- ❖ Does not trust the private property owner to protect the environment.
- ❖ Supports taking as much land as possible out of private control.
- ❖ Supports Kelo type takings for economic development.
- ❖ Favors land use regulation on the backs of private property owners.

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<sup>1</sup> "In accordance with my oath to uphold the Constitutions of my state and the United States, I hereby affirm that I will not use the power of my office to advance the regulation, loss of use, taking, or damage to any private property without just compensation to the owner having first been made."