

# 20

## Ways RPAC Works For You

**Why Support RPAC?** At every level of government, **your** investment in the Realtors® Political Action Committee (RPAC) is protecting **your** business. RPAC ensures Realtors® have a seat at the table when legislation affecting real estate sales and property rights is introduced. Your annual \$15 investment ensures that RPAC can continue to support candidates for public office that support home ownership and the real estate industry.

### National

- 1. Condo rule.** After nearly a decade of NAR advocacy efforts, the Department of Housing and Urban Development released new Federal Housing Administration condominium loan policies.
- 2. Flood insurance.** NAR worked closely with congressional leaders to ensure reauthorization of the National Flood Insurance Program, which was extended through Sept. 30.
- 3. Veterans home loans.** On the heels of the 75th anniversary of the GI Bill, the Blue Water Navy Vietnam Veterans Act was signed into law in late June 2019.
- 4. GSE reform.** NAR hosted its first-ever Policy Forum, which focused on Housing Finance Reform.
- 5. Opportunity zones.** NAR participated in a White House event on the Qualified Opportunity Zone program in April.
- 6. Cannabis banking.** The Secure and Fair Enforcement Banking Act passed the House in September by a vote of 321-103. The bipartisan legislation provides a clear framework for cannabis businesses to access financial services.
- 7. Commercial real estate investment.** NAR participated in the U.S. Department of Commerce SelectUSA Investment Summit in Washington, D.C., in June.
- 8. Terrorism risk insurance.** NAR scored a major victory, primarily for its commercial members, with the seven-year reauthorization of the Terrorism Risk Insurance Program.
- 9. Tax changes.** In December, Congress passed a spending package funding the federal government for fiscal year 2020. Included in the package are temporary extensions of three tax provisions directly impacting the real estate industry.
- 10. Fair Housing Act.** NAR continues to promote the importance of the Fair Housing Act and encourage member compliance with the law.

- 11. Association health plans.** In June, NAR jointly filed an amicus brief with five local boards to defend the US Department of Labor’s rule enabling working owners (including NAR members) to participate in association health plans.
- 12. Access to credit.** NAR is working to ensure the American Dream of homeownership is not out of reach due to an inaccurate determination on willingness and ability to repay a mortgage.
- 13. CFPB.** In December, NAR jointly filed a neutral amicus brief with the Mortgage Bankers Association and the National Association of Home Builders in the Supreme Court case examining the structure of the Consumer Financial Protection Bureau that requested the least disruptive remedy possible to ensure market stability and certainty.
- 14. U.S.-Mexico-Canada agreement.** NAR supported the USMCA, the recent agreement with Mexico and Canada in the renegotiation of the North American Free Trade Agreement.
- 15. Loan limits.** NAR has strongly advocated that the FHFA allow the GSEs to meet their public mission of supporting liquidity and broad access to mortgage credit. This includes adjusting the loan limits each year for the GSEs to reflect the change in the average U.S. home price, required under the Housing and Economic Recovery Act.
- 16. WOTUS repeal and replace.** Since 2015, NAR has supported efforts to repeal and replace the Waters of the U.S. regulation.
- 17. “The Group.”** NAR has spent much of the past 12 months emphasizing and leveraging industry partnerships to strengthen its advocacy efforts. After a four-year gap, NAR hosted a reunion in March of “The Group,” the informal name given to the four key industry trade leaders— American Bankers Association, NAHB, MBA, and NAR.

## State

- 18. Fighting increases in PA real estate transfer tax.** Pennsylvania already has one of the highest realty transfer taxes (RTT) in the country. Through RPAC, Realtors® were able to - once again - defeat the proposal to increase the RTT even further to fund local transportation projects.
- 19. Protection from 4% sales tax on real estate services.** Previous Pennsylvania state budgets have included a proposal to expand the state sales tax on services to Realtor® commissions, mortgage origination, attorney fees, home inspections, appraisal fees, title fees and similar items. PAR was able to defeat this new tax through RPAC.

## Local

- 20. Fight against Local Ordinances.** GHAR fought and won Camp Hill Borough’s proposed point of sale ordinance on sewer laterals and sidewalk inspection. GHAR worked with Lemoyne to adopt a less onerous rental ordinance. Our government affairs committee is working with Carlisle on their rental ordinance, Monroe township on their sump pump and downspout ordinance and Cumberland County on affordable housing. RPAC dollars at work for YOU on a local level.

“Contributions are not deductible for income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. The amount suggested is merely a guideline and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal and the National Association of REALTORS® or any of its state associations or local boards will not favor or disfavor any member because of the amount contributed. 70% of each contribution is used by your state PAC to support state and local political candidates. Until your state PAC reaches its RPAC goal 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a; after the state PAC reaches its RPAC goal it may elect to retain your entire contribution for use in supporting state and local candidates.”