



RPAC ACCOMPLISHMENTS

Throughout the years

1. **RPAC efforts** helped to pass Seller Disclosure requiring seller to bear the burden of wet basements, or other aspect of home quality such as confirming actual hard wood floors are under carpeting avoiding agent exposure to suits after the sale.
2. RPAC allowed **PAR** to beat an effort by PA Bar Association to have 3-day attorney purchase contract review before either Buyer or Seller could sign contracts, essentially eliminating the agent from the negotiation and attorneys taking control of purchase contracts.
3. **PAR** has been instrumental with DEP to do test septic drain fields to provide alternative types of allowed repair drain fields for properties without public sewer when a drain field goes bad just as settlement is looming.
4. **PAR** has made several efforts dating back to the Ridge Administration to get Home Inspectors licensed and currently, last session, Rep. Helm had a bill attempting, once again, to get home inspectors licensed, providing greater professionalism in the industry.
5. RPAC has allowed **PAR** to fight constantly and relentlessly to keep transfer tax revenue deposited in the general fund. There have been repeated efforts to assign the revenues to fund various issues, libraries, the arts, etc. and the issue is when the Real Estate Transfer Tax revenues diminish due to recessionary times there will be an effort to raise the tax to continue the funding. **BEAR IN MIND TRANSFER TAX IS A TEMPORARY TAX ENACTED IN THE 1940's!!**
6. **CURRENTLY:** We are deeply involved with the definition of "Real Estate Teams". PAR's Legislative Committee had a full day discussion with State Reps in 2017 at PAR Headquarters to determine how a team will be designated and still on going.
7. **CURRENTLY:** working on getting a PA State tax free First Time Home Buyers Savings Account.
8. **Locally,** we beat back Camp Hill Point Of Sale ordinance requiring sellers to have a sewer lateral and side walk inspection prior to settlement. Convinced the borough it would be more beneficial and FAIR to have a section by section of town have the inspections done.
9. **Locally,** we attempted to defeat an earned income tax in Silver Spring Township designated to land preservation in the Township.
10. **PAR and GHAR** are constantly working to maintain rental ordinances from getting enacted locally and across the state.
11. **Statewide,** we have taken on ordinances that impact Air BnB short term rentals in an individual's home.
12. **PAR and GHAR** work constantly to keep Real Estate a true profession by educational requirements and to establish rules for Real Estate Appraisers.
13. **1031 exchanges:** Helped make PA State Tax free, like all other 49 states. (Previously, all 1031 exchanges were tax deferred at national level but then taxed at PA level.)

RPAC Quick Facts:



What is a political action committee (PAC):

A PAC is a group of individuals that organize together to promote its political interests by raising money to make contributions to political candidates. In many cases, PACs are associated with other organizations (labor unions, corporations, trade associations, etc.). PACs are influential and valuable because they allow individuals to pull their resources together and make larger contributions to candidates. Therefore, the impact and influence of those larger contributions (through PAC contributions) is greater than one individual contribution alone.

What is RPAC and how does it work:

RPAC stands for the REALTORS® Political Action Committee. RPAC was created as a PAC associated with the National Association of REALTORS® (NAR). However, the Pennsylvania Association of REALTORS® (PAR) also has its own state-RPAC that is strictly a Pennsylvania PAC (only allowed to make contributions to state, county and municipal level candidates).

Under agreements between the Greater Harrisburg Association of REALTORS® (GHAR), PAR and NAR, fundraising for RPAC is conducted at the local level. Local GHAR members make contributions that are transferred to the state RPAC. Of all the contributions collected by PAR, 30% are transferred to the national RPAC to be used to make contributions to national Senators and Congressmen. The remaining 70% of contributions stays within the Commonwealth of Pennsylvania for PAR's RPAC to use to make contributions to state legislative, county level, and municipal level candidates. Because GHAR has created its own local PAC (GHAR-PAC), PAR returns certain percentages of all GHAR member's contributions to our local Association to use to make contributions to county and municipal level candidates. GHAR had to create its own local PAC in order to receive these funds from PAR.

Under the current agreement, PAR will return 20% of all contributions until GHAR makes its "Fair Share" goal. After GHAR makes its yearly goal, PAR will return 50% of contributions above the goal amount.

What are the advantages of RPAC to a REALTOR®:

- **Increases your political impact** - RPAC significantly increases the impact of your personal political dollars in a candidate's campaign because you pull your contribution with the thousands of other REALTORS®.
- **Sends a message** - When your contribution is made through RPAC, candidates cannot misunderstand the issues that are important to you and your profession.
- **Gives you a national impact** - Many citizens believe they should support and try to influence just their own lawmakers. Yet, in the House of Representatives, there are 434 other members whose votes count on your issues just as much as the one vote cast by your own representative. You can have a greater impact on the issues you care about, and can expand your influence beyond your own congressional district, by joining RPAC.
- **Enhances political leadership** - RPAC serves as a stimulus to get you more actively involved in the process of government: people who contribute to RPAC are more likely to vote intelligently; they are more likely to write to their elected officials and express an opinion on an issue; and they are more likely to personally contribute or volunteer to work in a candidate's campaign.

"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."