

2011 REALTOR® Accomplishments:



- **National**
 - **FHA Loan Limits** – successfully advocated for Congress to extend the temporary higher loan limits for FHA mortgages.
 - **National Flood Insurance Program (NFIP)** – successfully supported temporary reauthorizations of the NFIP, ensuring that there was NO LAPSE in the program in 2011.
 - **Mortgage Interest Deduction and Tax Reform** – strongly advocated for NO CHANGES to the Mortgage Interest Deduction (MID). Several proposals have been discussed in Congress to modify the MID and/or to eliminate the MID for second homes. To date, NO CHANGES have been made to the MID.
 - **Qualified Residential Mortgage Proposed Rule (QRM)** – strongly opposed a proposed rule that would require most buyers to have a 20% down payment in order to qualify for a mortgage. The proposed rule also include very stringent debt to income requirements that would make mortgages much harder to obtain. NAR strongly opposes this proposed rule as drafted.
- **State**
 - **Private Transfer Fees** – successfully supported legislation to ban all future private transfer fees (PTFs) in Pennsylvania. PTFs are covenants attached to deeds that require sellers to pay a percentage of the sale price (usually about 1%) to a third party/private entity each time property sells during a period of 99 years. PTFs are similar to realty transfer taxes, and PAR strongly supported Act 8 of 2011 which bans all future PTFs and enacts strong disclosure requirements for existing PTFs.
 - **Residential Fire Sprinkler Mandate** – successfully advocated for Act 1 of 2011. This law removes the mandate that fire sprinkler systems are installed in all new single-family residential homes. PAR strongly supported this repeal on the basis that the mandate was an infringement on private property rights and buyers should have the choice whether or not to install residential sprinkler systems.
- **Local**
 - **Carlisle Borough Rental Inspection Proposal** – successfully lobbied against a proposal to enact a comprehensive rental property registration and inspection program in Carlisle Borough. GHAR worked with Council to determine alternative ways to address rental housing issues in the Borough. To date, Council has NOT enacted a mandatory rental registration and inspection program.
 - **2011 Local Elections** – successfully supported three local REALTORS® running for municipal office in the General Election. Across Pennsylvania, five REALTORS® won local elections.

All this could not have been possible without the strong backing of RPAC!

In 2012, REALTORS® still face many issues including:

- **National** – working to stop any changes to the mortgage interest deduction; opposing the 20% down payment rule; advocating for FHA and Fannie Mae/Freddie Mac reform; addressing seller financing rules issues; opposing proposed changes to lease accounting rules; advocating for changes in the short sale process.
- **State** – advocating for legislation regulating Appraisal Management Companies (AMCs); addressing reforms to Mechanics Liens Law; working on carbon monoxide detectors requirements; opposing any increases to the realty transfer tax; and working on issues related to the Marcellus Shale formation.
- **Local** – continuing to monitor municipal activities and proposed ordinances; working with Cumberland County on smart growth initiatives; and exploring redevelopment partnerships with area counties.

**Please invest in your business by making your
2012 RPAC contribution today!**

“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.”

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.

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