

---

## What is **RPAC**?

The REALTORS® Political Action Committee (RPAC) is one of the strongest advocacy organizations in the nation for one reason: we have the best members. In politics there are players and bench warmers. Investing in RPAC makes us players.

Investing in RPAC allows us to determine the quality of our future in the industry. Take a moment and imagine our industry without RPAC:

- Do you have the time to read through legislation at the local, state, and national levels to determine how it will impact you and your clients?
- Do you have time to lobby lawmakers?
- How would the elimination of the Mortgage Interest Deduction (MID) impact your ability to sell homes? What about tax on commissions?

## **INVEST** Today!

Login to [gcaar.com](http://gcaar.com) to become an investor. Every investment makes a difference. Your participation helps us continue the fight.



*RPAC Contributions are not deductible for Federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may contribute more or less than the suggested amount. You may refuse to contribute without reprisal and the National Association of REALTOR® or any of its state or local associations will not favor or disfavor any members 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 52 U.S.C. 30116. After the state RPAC reaches its RPAC goal it may elect to retain your entire contribution for use in supporting state and local candidates.*

### Greater Capital Area Association of REALTORS®

15201 Diamondback Drive, Suite 100

Rockville, MD 20850

[www.gcaar.com](http://www.gcaar.com) 301.590.2000

Don't worry about **regulations**  
raining down on **real estate** . . .



**RPAC's** got you covered.



# Focus on the ISSUES

## Federal

**Preserving the Mortgage Interest Deduction (MID):** If the MID was eliminated, home prices would be expected to decline by as much as 15%.

**Preserving the Property Tax Deduction:** If the property tax deduction was eliminated, prices of affected homes would fall by an average of 7%.

**FHA Premium Deduction:** According to HUD, the reduction in FHA premiums by 0.5% for new borrowers will lead to 250,000 additional home sales over 3 years.

MID	TAX on commissions	TOPA	COST of closing	FHA Premiums	OWNER tax deductions
-----	--------------------------	------	--------------------	-----------------	----------------------------

## Maryland

**State Tax on Real Estate Commissions:** Proposed legislation blocked by REALTORS® would have cost members \$120/year based on \$30K in commission income.

**Closing Costs for Homebuyers:** Through lobbying efforts, we lowered closing costs by \$4,000 for a median priced home.

**Property Defect Liability:** We stopped legislation that would have opened up lawsuits against REALTORS® based on property defects.

## DC

**Recordation and Transfer Taxes:** We work tirelessly to lower barriers to home ownership. In 2016 we are advocating for lower recordation taxes for first-time buyers.

**Tenant Opportunity to Purchase Act (TOPA):** We are working to modernize TOPA and adding measures to ensure transactions aren't held up.

**Disclosures:** Unnecessary disclosures at point of sale slow transactions and increase liability.

**Helping Elect REALTOR® Friendly Candidates:** RPAC investments help elect leaders who vote for legislation that supports your business. 100% of REALTOR® supported candidates won in the 2015 DC election.

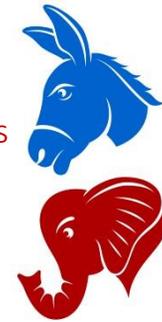
## Montgomery County

**Home Energy Audits:** We advocated for point-of-sale Home Energy Audits to be voluntary, not mandatory, saving sellers hundreds in required transaction fees.

**Bringing Elected Officials to You:** Representatives from all three levels of government are brought together at GCAAR to share their vision for real estate and the regulatory landscape.

**Helping Elect REALTOR® Friendly Candidates:** RPAC investments help elect leaders who vote for legislation that supports your business. 90% of REALTOR®-supported candidates won in the 2014 Montgomery County election.

Your RPAC investment supports elected officials who support your industry, regardless of party affiliation.



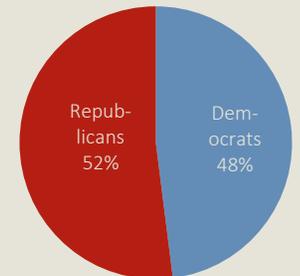
## REALTOR® Party

### 2014 RPAC Funds

## We Are the

As a member of the REALTOR® Party, you:

- VOTE** for REALTOR® Party Candidates
- ACT** on REALTOR® Party Issues
- INVEST** in RPAC



The REALTORS® Political Action Committee (RPAC) advocates on behalf of REALTORS® and real estate issues that benefit you. RPAC is **non-partisan** in its selection of candidates. Now more than ever, it is critical for REALTORS® across America to come together and speak with **one voice** about the economic stability a vibrant real estate market brings to our communities. From city hall to the state house to the U.S. Capitol, our elected officials are making decisions that have a huge impact on the bottom line of REALTORS® and their clients. Through the support of REALTORS® like you, the REALTOR® Party **represents your interests.**