

# ISSUES

## HOW RPAC SUPPORTED YOUR BUSINESS IN 2019



### TERRORISM RISK INSURANCE

NAR scored a major victory with the seven-year reauthorization of the Terrorism Risk Insurance Program (TRIP). Terrorism risk insurance is often required to secure necessary financing for the thousands of commercial practitioners nationwide. NAR repeatedly called on Congress to reauthorize TRIP before its scheduled expiration in 2020, publicly supporting Chairwoman Maxine Waters' Terrorism Risk Insurance Program Reauthorization Act of 2019.



### FEDERAL TAXATION

In December 2019, 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:

- » The deduction of the cost of improvements to commercial buildings that make them energy efficient;
- » The exclusion of forgiven mortgage debt from gross income, meaning that owners of primary residences who sold them short and had part of their mortgage debt written off will not have to pay tax on the amount forgiven; and
- » The deductibility of premiums for mortgage insurance.

These provisions had all expired at the end of 2017, but the bill extends them, retroactive to the beginning of 2018, and through the end of 2020. NAR also advocated strongly for H.R. 5377, "the Restoring Tax Fairness for States and Localities Act," which would provide a temporary two-year repeal of the \$10,000 cap imposed on state and local tax deductions (SALT). The bill passed the House at the end of December.



### U.S.-MEXICO-CANADA AGREEMENT (USMCA)

NAR supported the U.S.-Mexico-Canada Agreement (USMCA), the recent agreement with Mexico and Canada in the renegotiation of the North American Free Trade Agreement (NAFTA). The USMCA will bring North American trading activity into the 21st century through groundbreaking reforms on digital trade, agriculture and the environment, among many others. The agreement also preserves and strengthens the strong trade ties between Canada, Mexico, and the U.S.



### OPPORTUNITY ZONES

NAR has been a partner and advocate of Qualified Opportunity Zones since the onset of the program, working closely with the White House and U.S. Department of Housing and Urban Development (HUD). We participated in a White House event on the Qualified Opportunity Zone program, where the second round of proposed rules for the program were released. These rules provided more specific details on how investors can participate in the program, and receive the full tax benefits it offers. NAR also participated in a HUD Policy Development & Research Stakeholder "HUDdle" on Qualified Opportunity Zones. At that event, HUD Secretary Ben Carson highlighted the goal of the program to draw long-term investment, jobs, and economic growth to the distressed communities designated as Opportunity Zones. These partnerships culminated in NAR's release of the Qualified Opportunity Zone Toolkit that included info on RPR QOZ tool and the Community Planning Grant for REALTOR® associations.



For more information, visit [realtorparty.realtor](https://realtorparty.realtor)

# 2020

## RPAC

### YOUR BEST INVESTMENT IN COMMERCIAL REAL ESTATE

DISCLAIMER: Contributions are not deductible for federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. Your contribution is split between National RPAC and the State PAC in your state. Contact your State Association or PAC for information about the percentages of your contribution provided to National RPAC and to the State PAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116.



National Association of REALTORS® | REALTORS® Political Action Committee  
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# RPAC 101

For more than 50 years, the REALTORS® Political Action Committee (RPAC) has been one of the strongest and most successful advocacy organizations in the nation. And there's one reason for that: REALTORS® like you.

RPAC recognizes that an industry that shies away from politics is an industry whose future is unstable and uncertain. Your voluntary investments in RPAC earn us a seat at the table with legislative and policy decision makers on Capitol Hill, statehouses, and city halls across the country. Your continued support and engagement allow us to shape the size, scope, and success of real estate industry for REALTORS® and business, property, and home owners alike. Together, we're protecting the future of real estate in America.

**Your investment makes a difference on the federal, state, and local levels of government and ensures:**

1. New and proposed legislation and regulations are evaluated based on how they will impact you, your clients, and your community.
2. Government affairs representatives can effectively lobby lawmakers in Washington, D.C. and in state legislatures throughout the U.S.
3. We can defend critical real estate-friendly policies like 1031 like-kind exchanges, Terrorism Risk Insurance, and Qualified Opportunity Zones.
4. The 100% health insurance deduction for independent contractors is protected.
5. REALTORS® have a strong voice when new government programs like the Qualified Opportunity Zones Program are created and implemented.



EVERY INVESTMENT MAKES A DIFFERENCE.



I believe commercial real estate brings immense value to our economy and our communities, by creating jobs which increase the number of viable homebuyers. Our industry is constantly facing complicated policy issues at all levels of government. RPAC allows us to stay on top of these issues, allowing me to focus on my clients. RPAC and NAR are like insurance to safeguard my business. I am proud to be a Major Investor.

- Michael Schoonover // 2020 NAR Commercial Committee Chair

## RPAC MAJOR INVESTORS: \$1,000 & UP

MAJOR INVESTOR LEVELS
<b>PLATINUM R</b> \$10,000 (sustain \$5,000)
<b>GOLDEN R</b> \$5,000 (sustain \$2,000)
<b>CRYSTAL R</b> \$2,500 (sustain \$1,500)
<b>STERLING R</b> \$1,000

When RPAC supports REALTOR®-friendly candidates and issues, we give them a leg up. It makes a strong statement for a candidate to have the support of one of the nation's top PACs.

Major Investors are the backbone of RPAC, making up more than one-third of the funds we receive. As such, they receive special benefits and recognition.

## PRESIDENT'S CIRCLE

What really sets REALTORS® apart from any other group on Capitol Hill is the President's Circle program. President's Circle members are RPAC Major Investors who invest an additional \$2,000 directly to candidate and party committees.

PACs are limited to contributing \$5,000 per election to a candidate. The collective strength of the President's Circle program makes us true political players in the nation's capital.

Candidates chosen to receive President's Circle funds have met stringent criteria, and these exceptional leaders are called REALTOR® Champions. President's Circle members are asked to invest in these Champions throughout the year.

In order to fully impact the political process, these investments must be completed by September 30 of each year.

PRESIDENT'S CIRCLE MAJOR INVESTOR LEVELS
<b>PC PLATINUM R</b> \$10,000 + \$2,000* (sustain \$5,000 + \$2,000*)
<b>PC GOLDEN R</b> \$4,000 + \$2,000* (sustain \$1,000 + \$2,000*)
<b>PC CRYSTAL R</b> \$2,000 + \$2,000* (sustain \$1,000 + \$2,000*)
<b>PC STERLING R</b> \$1,000 + \$2,000*

Members also have the option of investing \$500 of their \$2,000 to a party committee on behalf of any Congressional candidate. Likewise, Federal Political Coordinators have the option of investing \$500 directly to the re-election campaign for the Member of Congress they serve.

### PRESIDENT'S CIRCLE CONFERENCE

A long-standing tradition of the President's Circle program is the preeminent President's Circle Conference, which provides an opportunity to network with NAR's top political investors and to engage with prominent political speakers. The three-day conference is held annually at a top hotel; three nights' hotel accommodations, receptions and the full conference program are included in the \$695 registration fee for the President's Circle and/or Platinum R member. One guest is invited per registered attendee.

### HALL OF FAME

The Hall of Fame recognizes dedicated members whose lifetime RPAC investments total at least \$25,000. Members are inducted at the REALTORS® Legislative Meetings in Washington, D.C. in May, and are recognized with a lapel pin, a plaque on the D.C. NAR building rooftop, and a plaque commemorating installation.

NAR RPAC MAJOR INVESTOR BENEFITS	STERLING R	CRYSTAL R	GOLDEN R	PLATINUM R	PRES. CIRCLE	HALL OF FAME
Major Investor virtual certificate	★	★	★	★		
Major Investor lapel pin	★	★	★	★		
Major Investor social media overlay	★	★	★	★		
Online recognition on RPAC website	★	★	★	★		
Access to the Cook Political Report	★	★	★	★		
Invitation to Major Investor reception at Annual Convention	★	★	★	★		
RPAC Major Investor web button	★	★	★	★		
Section 1 seating for NAR concert/sessions in next calendar year		★	★	★	Sterling R Pres. Circle Only	
Access to RPAC hospitality suite at national meetings			★	★		
Invitation to RPAC President's Circle conference				★	★	
One of the headquarter hotels guaranteed at the national meetings in the next calendar year				★		
VIP Experience at President's Circle Conference in the next calendar year				★		
One of the headquarter hotels by availability at the national meetings in the next calendar year					Golden R Pres. Circle Only	
Lapel pin with President's Circle recognition banner					★	
Invitation to Hall of Fame Induction Ceremony at Midyear meeting						★
Name on Hall of Fame plaque on the DC rooftop						★
Personal Hall of Fame plaque commemorating installation						★
Lapel pin with Hall of Fame recognition banner						★

NOTE: You must be a Major Investor in order to enroll in the President's Circle Program.