



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. RPAC is a bipartisan organization and supports political candidates that support the “REALTOR Party.”

RPAC Successes!!

Municipal Code and Ordinance Compliance Act. Realtors were instrumental in amending the Municipal Code and Ordinance Compliance Act, to better protect home sellers and buyers from overzealous municipal code inspectors at the time of resale. The amendments are necessary to bring the law back into alignment with the original intent, which was to facilitate real estate sales while allowing municipalities to enforce local building and property maintenance codes. RPAC has helped bring this issue to the attention of our state lawmakers.

Protecting the real estate industry from a 4% Sales Tax on Services. Recent 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.*

Fighting increases in the PA real estate transfer tax. Pennsylvania already has one of the highest realty transfer taxes in the country. Through RPAC, REALTORS have been able to defeat recent legislative proposals to increase this tax even further.

Short Sale Broker Commissions. NAR has worked directly with Fannie Mae, Freddie Mac and the Federal Housing Finance Agency (FHFA) to ensure that broker commissions are not negotiated down below 6% during short-sale transactions. Prior to this agreement, lenders often cut broker commissions after months of negotiations to recoup their own costs.

Ongoing RPAC Efforts!!

Creating a First-Time Homebuyers Savings Plan in PA. PAR is working closely with a bipartisan group of lawmakers in Harrisburg to create a new First-Time Homebuyers Savings Plan, similar to college education savings plans throughout the country. A first-time homebuyers savings account program in Pennsylvania could result in an increase of home purchases of up to 4,000 annually. According to the Anderson Economic Group, the increase in the number of home purchases would have an overall positive impact on Pennsylvania’s economy, spurring additional economic activity, job creation and earnings for households.

A seat at the property tax reform table. After the recent passage of a referendum this November, Pennsylvania legislators may soon consider substantive reforms to the current property tax system. Any reform of the current system will likely have a major impact on the real estate industry and consumers. RPAC will be at the table for these important negotiations!

Reauthorizing the National Flood Insurance Program (NFIP). The NFIP expires on March 23, 2018. NAR is urging Congress to pass a multiyear reauthorization with needed private market reforms to avoid adding uncertainty to real estate markets. Each time Congress allows the program to lapse costs 40,000 property sales per month. Without reauthorization, NFIP cannot issue or renew policies in 22,000 communities where flood insurance is required for a mortgage.

Creating a better mechanism for sewer lateral repairs. Legislation sponsored by Real Estate Caucus member Sen. Wayne Fontana, a Realtor, could help municipalities move beyond dependence on point-of-sale ordinances for sewer lateral repairs. The legislation would allow public money to be used for the repair of private sewer laterals. The Suburban Realtors Alliance has been working with municipalities and sewer authorities throughout the region to bring awareness to this legislation.