CAN YOU AFFORD $25 TO PROTECT YOUR BUSINESS?

If Real Estate is Your Profession, then Politics is *Your* Business!

Did you know that you are already benefiting from the work of The REALTOR® Political Action Committee (RPAC)?
With the help of RPAC contributions, the Massachusetts Association of REALTORS® and National Association of REALTORS® have:

- Encouraged passage of the Homebuyer Tax Credits which revitalized the housing market.
- Successfully lobbied to stop any proposed sales tax on real estate commissions. No double taxing of your income!
- Prevented federally chartered banks from engaging in real estate brokerage.
- Kept the mortgage interest deduction alive and well; real estate would be a much less attractive investment to buyers without the mortgage interest deduction.
- Ensured that you are the first point of consumer contact in the real estate process in spite of the fact that so many are trying to replace your position.
- Stopped the proliferation of real estate transfer taxes. This is an ongoing fight at the local, state, and national level.
- Clarified real estate agency practices.

CONTRIBUTION FORM
MASSACHUSETTS ASSOCIATION OF REALTORS®
POLITICAL ACTION COMMITTEE
256 Second Avenue Waltham, MA 02451

Suggested Contributions

____$25 Fair Share ____$50 Minuteman Club
____$100 Directors Club ____$250 Capital Club
____$500 Presidents Club ____$1000 Sterling R
____$2500 Crystal R ____$5000 Golden R

☐ *Contributions to MASS RPAC must be a **personal** credit card or **personal** check made payable to MASS RPAC.

☐ *Contributions to NAR PAF may be a **corporate or personal** credit card or **corporate or personal** check made payable to NAR PAF.

*Massachusetts law limits individual contributions to a PAC to $500. For a Sterling R donation please send two personal checks, one written to MASS RPAC for $500 and another written to NAR PAC for $500. You can also write one check to NAR PAF, personal or corporate, for $1000.

Name:_____ Home Address:_____City:_____ State____ZIP_____

Occupation:_____ Employer:_____

Charge my: Visa/MC/AMEX	Exp. Date:
Name on Card:	Amount:

Contribution Disclaimer

A reference to MASS RPAC denotes the Massachusetts Association of Realtor® Political Action Committee. Contributions are not deductible for Federal and State income tax purposes. Contributions to Mass RPAC are voluntary and are used for political purposes. You may refuse to contribute without reprisal. 70% of each contribution is used by MASS RPAC to support state and local candidates. 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 will retain 100% of your contribution for use in supporting state and local candidates. "Contributions cannot exceed $500.00 to Mass RPAC, but you may contribute additional funds directly to NAR RPAC. Under federal and state law, only personal contributions can be for RPAC. If you wish to pay with corporate funds, 100% of your contribution will be directed to the NAR PAF, NAR's Political Advocacy Fund, which utilizes the funds to support legislative advocacy efforts, other political and related administrative costs.

MAR

The Voice for Real Estate

GOVERNMENT AFFAIRS DEPARTMENT REPORT

2011 LEGISLATIVE & REGULATORY ACHIEVEMENTS

MAR & ITS REALTOR® MEMBERS GOT THEIR MESSAGE THROUGH ON BEACON HILL: THAT THE COMMONWEALTH'S ECONOMIC HOUSE IS BUILT ON REAL ESTATE, AND THAT ECONOMIC RECOVERY RELIES ON THE STRENGTH OF THE HOUSING MARKET. HERE ARE SOME OF OUR KEY ACCOMPLISHMENTS AS OF DECEMBER 30, 2011:

TRANSFER TAXES [Held in Committee]. Advocating against bills that would have authorized the creation of new local & statewide transfer taxes on the sale of real property. These additional sales taxes on homes would have serious implications for the Massachusetts economy and set the wrong precedent for the Commonwealth's tax policies.

SCRAP METAL [Approved by both Mass. House & Senate]. Strongly supporting legislation to require scrap metal dealers to register with the State and document details of all transactions, including descriptive information about the metal item and the person from whom the item was procured. Vacant houses are an increasing concern in many communities of the Commonwealth. Metal piping and other fixtures are stolen from the structure, thus making its title unmarketable for mortgage loan qualification purposes. The problem is becoming widespread, hurting home values in neighborhoods in which thefts occur.

HOME ENERGY COST DISCLOSURE [Held in Committee]. Testified in opposition to 1698, which would require all home sellers to furnish the prospective buyer with a completed energy evaluation.

LICENSING REQUIREMENTS - CONTINUING EDUCATION [Advanced in the House of Representatives]. Strongly supporting legislation to enhance the continuing education requirements for maintaining a real estate salesperson's or broker's license.

SELLING CITY-OWNED PROPERTY EFFICIENTLY (SCOPE). MAR is working to promote a legislative/regulatory concept that would give municipalities the option of selling its vacant and underutilized properties to qualified buyers in the open market through a more efficient and cost-effective process.

TAX ON RENTAL OF PRIVATE RESIDENCE [Held in Committee]. Thus far, successfully halted all Bills that would require private homeowners to collect State & Local Room Occupancy Tax, in the same way as a commercial hospitality business (hotel, motel, &c.), when renting out to seasonal vacationers.

SMOKE DETECTORS. Successfully lobbied to compel the Administration to amend a Bill it had proposed to remove a provision that would have granted the statutory discretion to state government to mandate installation of hard-wired smoke detectors in older homes prior to sale. This could have cost home sellers millions of dollars per year in Massachusetts.