VOTE ACT INVEST

ADVOCACY
RESOURCE GUIDE

NAR

REALTOR® PARTY

The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® associations working to advance public policies and support candidates that build strong communities, protect property interests and promote a vibrant business environment.

2025 NAR HILL VISITS

REALTORS® get measurable value from their NAR membership, which subsequently benefits their businesses, their communities and property owners alike. Our members and REALTOR® associations are the backbone of a powerful alliance that works to advance public policies and candidates who build strong communities, protect private property rights and promote a vibrant business environment. This is the REALTOR® Party! A driving force in economic development, affordability, fair housing and innovative community design, our work is solely focused on issues that matter to us, existing and future homeowners, and to the real estate industry. The collaboration between our residential and commercial members; affiliated institutes, societies, and councils; multicultural real estate groups; and industry partners strengthens our resolve. So, we stand together and vote, act and invest with one voice. Our advocacy outreach operations resonate from Capitol Hill to statehouses and townhalls nationwide.

Enjoy and put the REALTOR® Party Resource Guide to good use. Also available online at **realtorparty.realtor/resourceguide**, this guide offers a comprehensive, easy-to-search view of the more than 80 programs, grants, resources and tools, and technical assistance readily available for you to create and sustain successful advocacy programs.

As always, please feel free to contact staff directly and learn how other associations are successfully applying each program.

REALTORS® are members of the National Association of REALTORS®.

2025 NAR HILL VISITS

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NAR'S ORGANIZATIONAL ALIGNMENT CORE STANDARDS

The REALTOR® Party offers programs, grants and other tools and resources, as well as expertise, to help associations meet the Vote, Act and Invest components of the Core Standards requirements. In the program descriptions listed throughout this resource guide, there are indications of the programs that may qualify for use in attaining Core Standards compliance. Programs marked with a **V** indicate they may qualify under the Vote section; programs marked with an **A** indicate they may qualify under the Act section; and programs marked with an **I** indicate they may qualify under the Invest section. Some programs may qualify for multiple sections and are marked with a **V**, **A** and/or **I**.

Submission of a grant application, program participation or resource utilization does not automatically meet the Core Standards requirement as an activity must take place and be documented. NAR Advocacy staff is available to assist you in learning how to use the REALTOR® Party resources to meet the **Vote**, **Act** and/or **Invest** components of the Core Standards.

Representative Ashley Hinson (Iowa) 2025 NAR HILL VISITS

Representative
Joe Neguse (Colorado)
2025 NAR HILL VISITS

ADVOCACY TERRITORIAL JURISDICTION

NAR's Board of Directors approved a process for the use of advocacy resources outside of a state or local association's territorial jurisdiction in November 2017.

The two categories applicable:

- Situations where a state or local association is making use of REALTOR® Party resources for an advocacy activity.
- All other uses of a state or local association's advocacy funds.

The National Association of REALTORS® adopted a policy whereby state and local REALTOR® associations may only use REALTOR® Party advocacy resources for activity within their territorial jurisdiction, as defined by NAR.

Use outside the association's territorial jurisdiction is permitted with a written agreement among or policy applicable to all affected local and state association(s) regarding such use of advocacy resources, or the association in whose jurisdiction such advocacy will occur or NAR approves. The policy allows for an association to request REALTOR® Party funds for use outside of its territorial jurisdiction, and if the association in which jurisdiction such activity will take place objects, the funds may be provided subject to review and approval by the appropriate NAR committee(s) overseeing REALTOR® Party activities.

For the full policy, sample agreements and bylaws and territorial jurisdiction maps, visit: **realtorparty.realtor/tools-resources/territorial-jurisdiction.html**

RPAC FUNDRAISING GRANTS AND PROGRAMS

REALTOR® PARTY CORPORATE ALLY PROGRAM

The REALTOR® Party Corporate Ally Program (CAP) is a collaborative partnership between NAR and REALTOR® associations, affiliates, societies and councils, and industry partners. As a soft-dollar advocacy program, CAP investments help support federal, state, and local advocacy efforts that advance policies important to real estate.

By strengthening advocacy infrastructure and issue-focused campaigns, CAP helps ensure REALTORS® are prepared to engage on critical issues—protecting what's possible for the industry and the communities REALTORS® serve. This long-term approach reflects a core principle of effective advocacy: you can't build RPAC the day you need it.

Learn More: realtorparty.realtor/corporateally

RPAC FUNDRAISING GRANTS

RPAC Fundraising Grants help increase RPAC receipts and participation by providing eligible local associations with grants of up to $15,000 annually, based on association size. These grants may be used to support special RPAC fundraising events and activities, including phone banks.

The program is available only in states whose campaign finance laws permit the use of corporate or association general treasury funds for RPAC fundraising or administrative purposes.

By supporting well-planned fundraising efforts, these grants help strengthen long-term advocacy capacity and protect what's possible for REALTORS®.

Learn More: realtorparty.realtor/rpacgrants

Contact: Daniel Roth
mievents@nar.realtor // (202) 383-1050

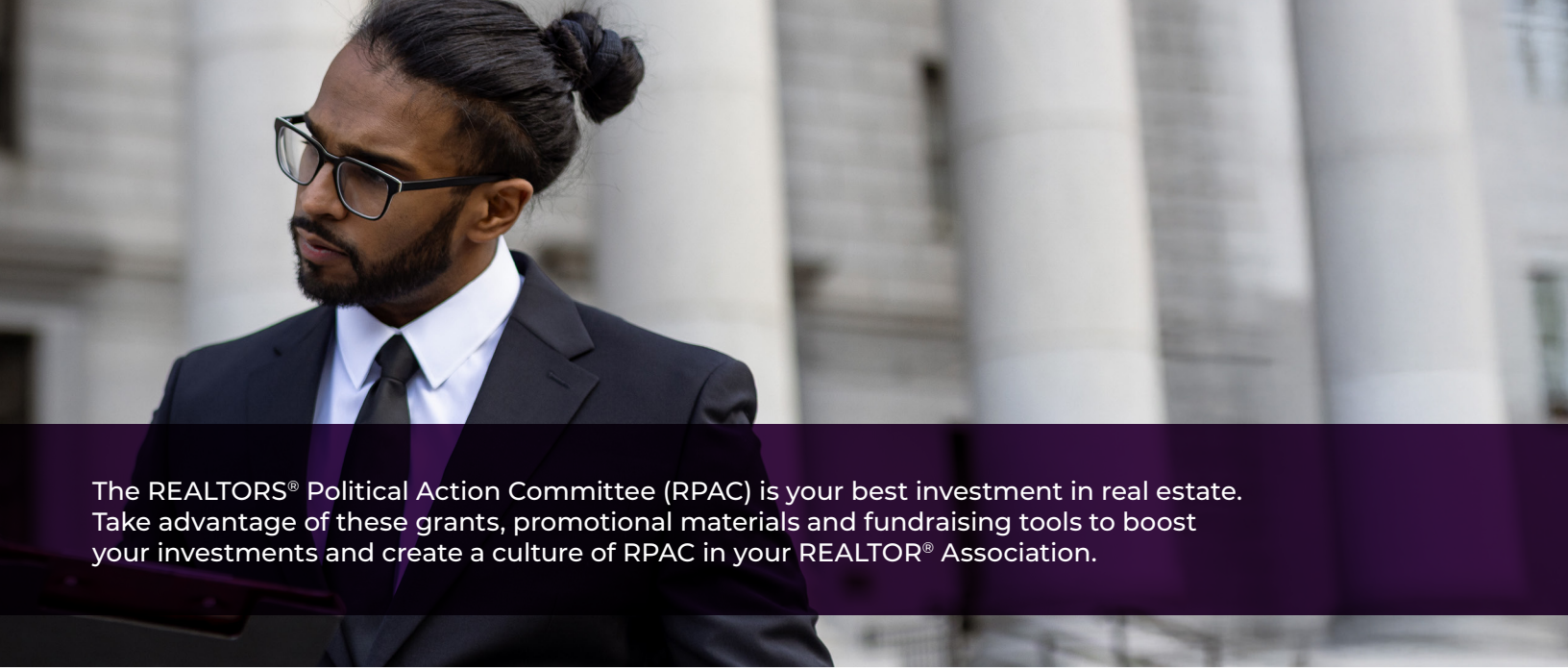
RPAC FUNDRAISING GRANT FOR INSTITUTES SOCIETIES AND COUNCILS

This grant is available to NAR Institutes, Societies, and Councils (ISCs) hosting RPAC fundraising events in conjunction with their national conventions. NAR may provide up to $5,000 annually to support an RPAC fundraising event conducted in coordination with either the convention's host state REALTOR® association or NAR.

These events help strengthen the long-term advocacy infrastructure that supports REALTORS® nationwide—ensuring readiness to engage on critical issues and protect what's possible for the real estate industry.

Learn More: realtorparty.realtor/rpacgrants

Contact: rpacpartnership@nar.realtor



The REALTORS® Political Action Committee (RPAC) is your best investment in real estate. Take advantage of these grants, promotional materials and fundraising tools to boost your investments and create a culture of RPAC in your REALTOR® Association.

RPAC MAJOR INVESTOR EVENT FUNDRAISING GRANT PROGRAM

The RPAC Major Investor Event Fundraising Grant Program supports collaboration with NAR's fundraising staff to recruit RPAC Major Investors through NAR-sponsored fundraising events. Approved events may be eligible for reimbursement of up to $150 per attendee, in accordance with program guidelines.

By supporting strategic Major Investor engagement, this program helps strengthen long-term advocacy readiness and protect what's possible for REALTORS® and the real estate industry.

Learn More: realtorparty.realtor/mievents

Contact: Daniel Roth
mievents@nar.realtor // (202) 383-1050

PHONE-A-FRIEND FOR RPAC

The Phone-A-Friend for RPAC Phone Bank initiative leverages member-to-member outreach to encourage RPAC investment. The program uses the PAC Management System's phone bank module to create and manage targeted call lists, securely process credit card investments, and send automated thank-you emails.

NAR provides the structure and support necessary to successfully execute this program, including:

- Program implementation and volunteer training sessions on how to set up, manage, and run RPAC phone bank events
- Ongoing consulting and technical assistance to address questions beyond initial training

By supporting organized, peer-driven outreach, this initiative helps associations build sustainable fundraising practices that protect what's possible and ensure advocacy readiness over time.

Learn More: realtorparty.realtor/phonebanks

Contact: Peter Kelly
pkelly@nar.realtor // (202) 383-7599

RPAC FUNDRAISING GRANTS AND PROGRAMS

PRESIDENT'S CIRCLE

The President's Circle is an exclusive national program of REALTORS® who contribute directly to REALTOR®-friendly federal candidates selected by the NAR RPAC Trustees Federal Disbursements Committee. Through individual, direct-to-candidate contributions, President's Circle members help strengthen the REALTOR® voice on Capitol Hill by supporting candidates who demonstrate leadership and influence on issues critical to real estate, housing, and property ownership.

Membership in the President's Circle reflects a heightened level of engagement in REALTOR® advocacy. The program is designed for REALTORS® who choose to go beyond baseline participation and play a visible role in building and sustaining long-term relationships with federal policymakers. By investing directly and consistently, members help ensure REALTORS® are positioned to engage effectively when key legislative and regulatory decisions are made—because you can't build RPAC the day you need it.

The President's Circle complements RPAC's broader advocacy efforts by reinforcing trust, credibility, and access at the federal level, helping protect what's possible for REALTORS®, consumers, and communities nationwide.

Learn More: realtorparty.realtor/recognition/presidents-circle.html

Contact: Daniel Roth
pc@nar.realtor // (202) 383-1050

PRO-PROPERTY PLATFORM

The Pro-Property Platform gives REALTORS® a simple, direct way to support federal candidates who shape the future of housing and property ownership. By making individual contributions straight to REALTOR®-friendly candidates, members help influence the decisions that affect their businesses, their communities, and the ability of Americans to own a home.

More than a transaction, the Platform connects REALTORS® to the people writing the laws that matter most to real estate. Used alongside RPAC, it helps build strong, lasting relationships before critical moments arise—because you can't build RPAC the day you need it. Together, these efforts help protect what's possible for REALTORS® today and for the next generation.

Learn More: candidates.propropertyplatform.com/page/Featured

Contact: Michael Clark
mrclark@nar.realtor // (202) 383-1075

INVESTOR AND ASSOCIATION RECOGNITION

CORPORATE ALLY RECOGNITION PIN

The Corporate Ally Recognition Pin honors Sterling, Crystal, Golden, Platinum, and Platinum Diamond corporate investors participating in the Corporate Ally Program. Each pin signifies the year of the corporate investment, serving as a visible mark of leadership and commitment to REALTOR® advocacy.

This recognition reflects a company's decision to support long-term advocacy efforts that help protect what's possible for real estate and property ownership—reinforcing the principle that effective advocacy is built over time.

Learn More: realtorparty.realtor/corporateally

RPAC MAJOR INVESTOR RECOGNITION PINS

RPAC Major Investor Recognition Pins are awarded to REALTORS® who step forward as leaders by investing at Major Investor levels—Sterling, Crystal, Golden, and Platinum R—as designated by the RPAC Trustees. Each pin represents the year of the Major Investor investment and serves as a visible sign of leadership within the REALTOR® community.

Worn at meetings, events, and conferences, these pins signal a REALTOR®'s commitment to showing up early, leading by example, and helping strengthen advocacy before it's needed most. Additional designations, including Hall of Fame and President's Circle, may also be displayed—celebrating those who choose to invest consistently and help protect what's possible for REALTORS® and the industry.

Learn More: realtorparty.realtor/rpac/major-investor-event-fundraising/pins.html

INVESTOR AND ASSOCIATION RECOGNITION

RPAC HALL OF FAME

The RPAC Hall of Fame honors REALTORS® whose lifetime RPAC investments reflect an extraordinary, long-term commitment to advocacy leadership. Members earn Hall of Fame status by reaching an aggregate lifetime investment of $25,000 or more, demonstrating sustained belief in preparing early and leading consistently.

Hall of Fame members are formally installed at the REALTORS® Legislative Meeting in Washington, D.C., joining a distinguished group of REALTORS® recognized for helping shape the future of the industry. President's Circle contributions may be counted toward Hall of Fame status, reinforcing the impact of ongoing, forward-looking engagement.

Hall of Fame recognition represents legacy. Members are recognized on RPAC's Hall of Fame digital wall located on the rooftop of NAR's Washington, D.C., headquarters, and receive Hall of Fame–designated recognition pins marking this milestone. Together, these honors celebrate REALTORS® who understand that you can't build RPAC the day you need it and who choose to help protect what's possible for the profession and the communities it serves.

Learn More: realtorparty.realtor/rpachof

PRESIDENT'S CUP AWARDS

Comprised of RPAC and Advocacy goals for state and local associations that must be met by the end of the fundraising year, this award recognizes the hard work of state and local REALTOR® leaders and association staff to advance the REALTOR® Party.

Learn More: realtorparty.realtor/recognition/presidents-cup.html

TRIPLE CROWN AWARDS

Recognizes state and local associations that meet their RPAC goals during the fundraising year.

Learn More: realtorparty.realtor/triple-crown

RPAC FUNDRAISING TECHNOLOGY, RESOURCES AND MATERIALS

RPAC FUNDRAISING BROCHURES

Order RPAC residential and/or commercial brochures to educate your members on the value of RPAC and increase investments. This program is limited to states with campaign finance laws that do not ban use of corporate or association general treasury money for RPAC fundraising or administrative purposes.

Learn More: realtorparty.realtor/rpac/brochures

REALTOR® PAC MANAGEMENT SYSTEM

Use NAR's online REALTOR® PAC Management System to streamline processing, provide comprehensive accounting and compliance reporting and increase your association's RPAC investments.

Learn More: realtorparty.realtor/pacmgt

Contact: Peter Kelly
pkelly@nar.realtor // (202) 383-7599

RPAC ONLINE FUNDRAISING PROGRAM

For state and local associations on the PAC Management System, NAR offers a turnkey solution for increasing RPAC investments and participation through online efforts. NAR provides strategy development, technical support and training to simplify the creation of successful online solicitation campaigns. Campaign materials include association-specific branding, message and investment form creation, group segmentation and more.

Learn More: realtorparty.realtor/rpaconline

Contact: Peter Kelly
pkelly@nar.realtor // (202) 383-7599

REALTOR® ASSOCIATION MOBILE PROCESSOR (RAMP)

The REALTOR® Association Mobile Processor (RAMP) is a mobile-based fundraising application specifically designed for RPAC. Utilizing RAMP on a mobile phone or tablet empowers staff to collect RPAC investments anytime and anywhere. The investment information is stored directly in the REALTOR® PAC Management System for compliance and reporting purposes. RAMP processes all major credit cards and funds are deposited directly into the REALTOR® Association's RPAC bank account.

Learn More: realtorparty.realtor/ramp

Contact: Peter Kelly
pkelly@nar.realtor // (202) 383-7599

RPAC FUNDRAISING WEBINARS

Participate in webinars designed to help state and local staff as well as REALTOR® volunteers acquire practical RPAC fundraising skills. The webinars are often hosted by NAR staff and allow opportunities to get all of your RPAC questions answered.

Learn More: realtorparty.realtor/rpac

COMMUNITY DEVELOPMENT ADVOCACY

State and local REALTOR® associations can choose from five different Community Development Advocacy grants, technical assistance and numerous resources to match their affordable housing, fair housing, community planning and development, placemaking and rural-related advocacy and community-engagement objectives.

HOUSING OPPORTUNITY GRANT

Supports state and local REALTOR® association activities that create or improve systems, programs and policies that expand access to affordable housing.

Learn More: realtorparty.realtor/hopgrants

Contact: Laurie Benner
lbenner@nar.realtor // (202) 383-1132

HOUSING OPPORTUNITY TOOLKIT

This collection of guides and resources is designed to help REALTOR® associations conduct activities to address affordability challenges in the communities they serve. The toolkit is based on the successes of other associations and offers practical tips and examples for a range of activities including housing fairs, buyer education classes, housing forums and more.

Learn More: realtorparty.realtor/hoptoolkit

Contact: Laurie Benner
lbenner@nar.realtor // (202) 383-1132

FAIR HOUSING GRANT

Fair Housing grants support state and local REALTOR® association activities that promote partnerships with community organizations to create or improve systems, programs, and policies that advance fair housing and homeownership opportunities. Projects should strengthen REALTORS®' commitment to offering equal professional service to all and help REALTORS® understand fair housing history and why its relevant today.

Learn More: realtorparty.realtor/state-local-issues/issues/fair-housing

Contact: Laurie Benner
lbenner@nar.realtor // (202) 383-1132

FAIR HOUSING GRANT TOOLKIT

This collection of guides and resources is designed to help REALTOR® associations conduct activities to further the mission of fair housing in the communities they serve. The toolkit is based on the successes of other associations and offers practical tips and examples for a range of activities forums, fair housing education, co-branded brochures and more.

Learn More: realtorparty.realtor/fairhousingtoolkit

Contact: Laurie Benner
lbenner@nar.realtor // (202) 383-1132

COMMUNITY DEVELOPMENT ADVOCACY

TRANSFORMING NEIGHBORHOODS

Today's neighborhoods face housing shortages, affordability crises, natural disasters, and commercial disinvestment. To address these challenges, NAR partners with The Counselors of Real Estate® (CRE) Consulting Corps through Transforming Neighborhoods to offer expert analysis, strategic solutions, and actionable recommendations to address pressing real estate issues in partnership with local REALTOR® associations and key stakeholders.

Learn More: realtorparty.realtor/transforming

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

SMART GROWTH GRANT

Supports state and local REALTOR® association initiatives, including trainings, community input planning and studies, in a wide range of land-use and transportation-related activities with the primary goal of affecting public policies that support development that meets one or more of the ten Smart Growth Principles.

Learn More: realtorparty.realtor/community-development/smart-growth

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

SMART GROWTH TOOLKIT

Offers strategies, resources, and success stories to inspire REALTORS® and associations in improving their community's land use and transportation systems. It outlines 15 activities associations can undertake, provides grants and resources for actionable steps, and shares success stories of how others have implemented these strategies. The Toolkit also profiles four REALTORS® serving in elected or appointed office to guide their community's growth.

Learn More: realtorparty.realtor/community-development/smart-growth-toolkit.html

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

PLACEMAKING GRANT

Placemaking is the creation of vibrant, public spaces and destinations for the whole community. The Placemaking Grant funds projects that transform vacant lots, underutilized alleys or overgrown green spaces into new public spaces for the community to gather.

Support for improvements to existing places (for example: benches, playground equipment, and signs within existing public spaces) are permitted.

Learn More: realtorparty.realtor/community-development/placemaking

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

PLACEMAKING TOOLKIT

Equips local REALTOR® Associations with tools to promote community development, leadership visibility, and advocacy through impactful Placemaking projects. It explains how Placemaking Grants support livability and inclusivity and offers practical tips, successful examples, and activities like parks, community gardens, and plazas, serving as a key resource for strengthening community relationships and strategies.

Learn More: realtorparty.realtor/placemakingtoolkit

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

COMMUNITY DEVELOPMENT ADVOCACY

RURAL OUTREACH GRANT

Supports state and local REALTOR® association initiatives, including trainings, forums, studies, and ordinance drafting for a wide range of rural issues such broadband, well and septic and planning and zoning issues.

Learn More: realtorparty.realtor/community-outreach/rural-outreach-initiative

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

RURAL OUTREACH TOOLKIT

Learn More: realtorparty.realtor/community-development/rural-outreach-initiative/toolkit

LAND USE INITIATIVE

Upon request, state and local associations can receive an analysis and talking points of proposed legislative and regulatory land-use measures—comprehensive plans, amendments, ordinances—that impact the transfer of real property. Search past analysis by key word, issue and state within the Land Use Memo Database.

Learn More: realtorparty.realtor/landuse

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

GROWTH MANAGEMENT FACT BOOK

Use the Growth Management Fact Book to research various land use management proposals and their impact on the real estate industry. This information can help craft your association's response to proposed local ordinances in a way that best supports your members.

Learn More: realtorparty.realtor/growth-management-fact-book

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

CUSTOMIZED STATE SMART GROWTH LEGISLATION PROGRAM

This customized resource can help your state association set the stage for sustainable development practices by proactively altering the state's land use laws.

Learn More: realtorparty.realtor/statelegislation

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

PLANNING AND ZONING: ADVOCATING FOR YOUR COMMUNITY'S FUTURE COURSE

Offer and sponsor this course that teaches REALTORS® fundamentals of planning and zoning aimed at improving communities through smart growth and increased housing supply.

Learn More: realtorparty.realtor/community-outreach/smart-growth/planning-and-zoning-class

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

COMMUNITY PREFERENCE SURVEY

Gain valuable information about consumers' preferences toward transportation, housing, and smart growth from this biennial survey. Access a customizable press release to communicate details to members and/or to help advocate for a range of housing types, open spaces and walkable neighborhoods.

Learn More: realtorparty.realtor/cpsurvey

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

COMMUNITY DEVELOPMENT ADVOCACY

STATE AND LOCAL GROWTH POLLING PROGRAM

Survey your community's residents on their attitudes toward growth and development. This information can help your association formulate land use policies. NAR will cover the cost of the polling.

Learn More: realtorparty.realtor/sgpolling

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

ON COMMON GROUND MAGAZINE

Created twice a year, *On Common Ground* contains articles on cutting-edge land planning and development techniques. Use the content to connect with members, local elected officials and other community leaders to address common concerns regarding land use and transportation issues.

Learn More: nar.realtor/on-common-ground

Contact: Alex Haddad
ahaddad@nar.realtor // (202) 383-1129

STATE AND LOCAL ISSUES ROUNDTABLE

Semiannual forum on top-of-mind issues impacting the real estate at the state and local level.

Contact: Helen Devlin
hdevlin@nar.realtor // (202) 383-7559

CAMPAIGN SERVICES

The REALTORS® Political Action Committee (RPAC) is your best investment in real estate. Take advantage of these grants, promotional materials and fundraising tools to boost your investments and create a culture of RPAC in your REALTOR® Association.

STATE AND LOCAL INDEPENDENT EXPENDITURES*

Apply for funding to help influence voter opinion to elect your REALTOR® Champions to public office. Funds can help pay for mailings, phone banks, advertising and more. Total state and local allocations determined by membership size.

Learn More: realtorparty.realtor/campaign-services/independent-expenditures

Contact: Mitchell Norton
mnorton@nar.realtor // (202) 383-1091

STATE AND LOCAL ISSUES MOBILIZATION PROGRAM*

Get financial and technical assistance in advocating your association's position on important real estate issues. Whether attempting to pass a ballot initiative or influence proposed legislation or regulations, communicating the REALTOR® position to targeted lawmakers and voters can significantly enhance your association's influence in the public policy arena.

Learn More: realtorparty.realtor/issuesmob

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

ONLINE CANDIDATE TRAINING ACADEMY

Designed for REALTORS® or REALTOR® association staff members interested in running for public office or just curious about learning more about campaigns. This interactive four-hour course includes quizzes, exercises and videos from REALTORS® who have run for and been elected to local office. The training is divided into nine modules that can be completed at your own pace.

Learn More: realtorparty.realtor/online-candidate-training-academy

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

VOTER REGISTRATION PROGRAM FOR REALTORS®

If your members are not registered to vote, they cannot vote for candidates who support REALTOR® issues or in favor of public policies that promote homeownership. Use the Voter Registration Program for REALTORS® to increase registered REALTORS® in your association.

Learn More: realtorparty.realtor/vri

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

CAMPAIGN SERVICES

CANDIDATE TRAINING ACADEMY

Collaborate with NAR's professional campaign staff and consultants to help groom your REALTOR® Champions to be viable and successful candidates for public office.This training class walks a potential candidate step-by-step through the process, from making the decision to run and fundraising to Get-Out-The-Vote efforts on Election Day.

Learn More: realtorparty.realtor/candidate

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

*Services available through the State and Local Independent Expenditures and Issues Mobilization Programs include campaign management, polling and research, direct mail services, phone calls and phone banks, creative services, digital media services (websites and social media), radio and television production, data analysis, and legislative and advocacy outreach.

MEMBER AND CONSUMER INVOLVEMENT

Build on your association's grassroots power with these tools and resources. Increase your membership and consumer's involvement in the political process.

ADVOCACY EVERYWHERE

Advocacy Everywhere is designed to increase REALTOR® and consumer participation in calls for action and expand REALTOR® influence on public policy at the local, state and federal levels. This cohesive, web-based grassroots communication system features a concierge service in which NAR, with our professional services, as a full-service provider, that expedites the components of a local or state association's calls for action. Call for action components include, but are not limited to, email broadcasts, text messaging, social media and website outreach to mobilize our REALTOR® membership and consumers on key legislative issues.

Learn More: realtorparty.realtor/advocacyeverywhere

Contact: Jami Sims
jsims@nar.realtor // (202) 383-1221

REALTOR® PARTY MOBILE ALERTS

REALTOR® Party Mobile Alerts texting platform offers REALTORS® a way to stay connected directly from their cell phone or tablet. When a legislative call for action is launched, subscribers get a short text message containing information to take action.

Learn More: realtorparty.realtor/rpma

Contact: Jami Sims
jsims@nar.realtor // (202) 383-1221

CONSUMER ADVOCACY OUTREACH DATABASE

Educate hundreds, and in some cases, thousands, of consumers on your association's advocacy outreach efforts by using the Consumer Advocacy Outreach database. Ask them to take action on your real estate legislative Calls for Action.

Learn More: realtorparty.realtor/consumeradvocacy

Contact: Erin Murphy
emurphy@nar.realtor // (202) 383-1079

CONSUMER ADVOCACY OUTREACH GRANT

Local and state associations assist with creating consumer advocacy activities or campaigns that advance wise public policies that strengthen the real estate market, promote property ownership and build strong communities. Grant monies should be used on consumer awareness (pre-issue campaign) or consumer education (post-legislative victory), and can be used to develop materials such as videos, infographics and social content.

Learn More: realtorparty.realtor/consumeradvocacy

Contact: Erin Murphy
emurphy@nar.realtor // (202) 383-1079

REALTOR® PARTY CONFERENCE GRANT

State & local associations can use this grant to host their own REALTOR® Party Conference in an effort to educate members and further the mission of the REALTOR® Party. Associations may qualify to receive a minimum of $5,000 and up to $16,000 to aid in hosting an educational or fundraising conference. Grant amounts are based on membership at $.10 per member or a minimum of $5,000, whichever amount is greater. Associations must allow time for a NAR representative to speak about NAR programs.

Learn More: realtorparty.realtor/member-consumer/conference-grant

Contact: Michael Clark
mclark@nar.realtor // (202) 383-1075

STATE KEY CONTACT GRANT

This grant provides resources and consultant expertise to help state associations create a REALTOR® grassroots advocacy program patterned off the successful Federal Political Coordinator (FPC) program. The grant is approved up to $10,000 per state and can also be used to assist existing programs with training and educational resources.

Learn More: realtorparty.realtor/member-consumer/state-key-contact-grant

Contact: Victoria Givens
vgivens@nar.realtor // (202) 383-1021

TRAINING

Access a variety of training and learning opportunities so your association can meet your advocacy and community engagement objectives for success.

GAD INSTITUTE

The Government Affairs Directors (GAD) Institute is an annual professional development conference for state and local real estate association professionals who provide guidance to and work for associations in the areas of government affairs; political, legislative or regulatory affairs; communications; lobbying, advocacy, RPAC fundraising, campaigns, community outreach and all other REALTOR® Party initiatives. The Institute is an opportunity for these industry professionals to meet, exchange ideas and best practices, and gain valuable career skills and networking opportunities in order to provide the best value and information to their association and the real estate industry.

Learn More: realtorparty.realtor/gadinstitute

Contact: Jami Sims
jsims@nar.realtor // (202) 383-1221

NEW GAD AND AE ORIENTATION

Newly hired Association Executives (AEs) and GADs are invited to attend a day-and-a-half orientation, offering opportunities to explore the REALTOR® organization's community, political and advocacy agendas at all three levels of government. Attendees will be introduced to the array of REALTOR® Party tools, services and programs that can assist them in achieving their own association's community goals and advocacy efforts, as well as meet their minimum Core Standards. Interactive exercises will send attendees on their way with a roadmap for advocacy success. This training is offered twice a year in Washington, D.C. Please check the website for training details and qualifications.

Learn More: realtorparty.realtor/news/events/new-ae-gad-orientation

Contact: Jami Sims
jsims@nar.realtor // (202) 383-1221

APEX TRAINING

Through a series of webinars culminating in an in-person course, AEs and GADs will have a deeper understanding of how to access and use NAR's Campaign Services resources to create multiphased plans for their association's issues and candidate campaigns. Attendees will also discover how they can accomplish association minimum Core Standards requirements through initiating campaign efforts.

Part 1 – Webinars: A webinar series will cover the basics of issue and candidate campaign programs, including but not limited to mail, phone, online and email tactics and legal ramifications. Webinars are mandatory for those attending the in-person training and optional for any staff or member seeking additional information on a specific topic.

Part 2 – In-Person Training: An intensive, hands-on two-day training, NAR staff and professional campaign consultants will help attendees create multi-phased plans for issues and candidate campaigns. Pre-registration is required.

Learn More: realtorparty.realtor/campaign-services/apex-training

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

COMMUNITY DEVELOPMENT ADVOCACY RESOURCE WEBINARS

Access a variety of webinars showcasing local and state association successful use of grants and resources to meet community development related advocacy and community engagement objectives.

Learn More: realtorparty.realtor/training/community-outreach/community-outreach-webinars

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

BEST PRACTICES FOR CHOOSING REALTOR® PARTY CHAMPIONS

This three-hour training session provides best practices for RPAC Trustees, Government Affairs Committees or other member-leaders who are tasked with making decisions regarding making contributions to candidates at their state or local associations. The training provides hands-on assistance, from NAR trainers or trained GADs in your region. Time-tested sample documents provide associations the needed guidance to identify and support political candidates who are best qualified to represent the issues important to REALTORS®.

Learn More: realtorparty.realtor/training/realtor-champions-course.html

Contact: John Winston
jwinston@nar.realtor // (202) 383-1235

COMMUNITY DEVELOPMENT ADVOCACY RESOURCES PLANNING SESSIONS

State and local associations are invited to schedule one-on-one virtual sessions with Community Development Advocacy Staff to brainstorm ways to address affordable housing challenges, community planning and development issues, revitalization opportunities and fair housing education using a Housing Opportunity, Fair Housing, Smart Growth, Placemaking and/or Rural Outreach grant and/or Community Development Advocacy resource. Overview of critical steps to success for developing grant and resource ideas and writing a compelling application provided.

Learn More: realtorparty.realtor/community-outreach

Contact: Christine Windle
cwindle@nar.realtor // (202) 383-1135

FEDERAL ADVOCACY

NAR's Advocacy Group works on a number of pressing public policy issues affecting the real estate industry and REALTORS®. Highlighted top-of-mind issues and the staff experts working on those issues.

Representative
Sharice Davids (Dem, Kansas-03)
2025 NAR HILL VISITS

ACTIVE ADVOCACY ISSUES A-TO-Z

NAR's Advocacy staff is working on a number of "active/hot issues" affecting real estate markets and REALTORS®. Each issue explanation is followed by the staff experts working on that issue. Use the staff contact list at the end of the document if you would like more information.

ISSUE	STAFF EXPERT
AFFIRMATIVELY FURTHERING FAIR HOUSING NAR supports meaningful enforcement of the Fair Housing Act's requirement that jurisdictions receiving federal assistance should assess the impact of that spending on local patterns of segregation and disinvestment. NAR opposed the repeal of HUD's 2015 AFFH rule and supports issuance of a new rule creating a simpler process for communities to assess barriers to fair housing and develop local solutions to overcome them.	Alexia Smokler Colette Massengale
AFFORDABLE RENTAL HOUSING NAR supports legislative and regulatory proposals to remove disincentives that inhibit owner participation in the development of new rental housing or the preservation of existing safe and affordable rental housing.	Erin Stackley
ALTERNATIVE CREDIT SCORES NAR supports legislative and regulatory proposals that support alternative credit scoring models aimed at responsibly expanding mortgage credit for millions of hardworking families.	Ken Fears Matt Emery
ALTERNATIVE VALUATION METHODS NAR is in discussion with legislators, regulatory agencies, and stakeholders on the increased use of data-based valuation methods and alternative appraisal products. NAR supports innovation in the valuation field, but only if safety and soundness concerns are also addressed.	Keisha Wilkinson Ken Fears
ADA REFORM While NAR strongly supports the requirements of the Americans with Disability Act (ADA), NAR also supports legislation to curb abusive "drive-by" lawsuits that demand high payments or threaten legal action related to minor, often easily correctable infractions of the ADA.	Erin Stackley Bryan Greene

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
ADA WEBSITE COMPLIANCE NAR supports clear website accessibility standards under the ADA, and has requested, and successfully received, guidance from the Department of Justice on this issue to curb demand letters for alleged violations by businesses. NAR has also engaged with HUD and conducted research on Fair Housing Act-related claims on website accessibility.	Erin Stackley Nia Duggins
APPRAISAL BIAS NAR is engaged with legislators, regulatory agencies, and stakeholders in the discussion of potential bias and discrimination in the appraisal process.	Keisha Wilkinson Alexia Smokler Colette Massengale
APPRAISER QUALIFICATIONS NAR supports state-level adoption of revised national minimum requirements for trainee appraisers including more flexible education and work hour requirements.	Keisha Wilkinson
APPRAISER SHORTAGES NAR is engaged with legislators, regulatory agencies, and stakeholders on addressing barriers and market conditions that hinder timely and accurate appraisals.	Keisha Wilkinson
ARTIFICIAL INTELLIGENCE NAR is engaged with legislators, regulatory agencies, and stakeholders in the discussion of the potential impacts of artificial intelligence, machine learning, and automated decision making for appraisals, lending, rental processing, and other areas of real estate.	Austin Perez
ASSISTANCE ANIMALS NAR continues to monitor HUD for further guidance for property managers on handling reasonable accommodation requests for assistance animals.	Alexia Smokler Colette Massengale
ASSOCIATION HEALTH PLANS NAR supports expanding access to affordable health insurance options for the self-employed and small employers. In particular, NAR supports the ability of working owners to participate in higher quality, lower cost association health plans, which existed for a short while before the enabling regulation was overturned by a federal court.	Austin Perez
BASEL CAPITAL STANDARDS FOR BANKS AND THRIFTS NAR supports legislation that would clarify the definition of High Volatility Acquisition, Development & Construction loans (HVCRE ADC), and provide exceptions to the Rule.	Erin Stackley Ken Fears
BROADBAND ACCESS NAR supports a national broadband plan to ensure all communities have affordable access to a world-class communications infrastructure.	Austin Perez

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
BROWNFIELDS CLEAN UP AND REINVESTMENT NAR believes it is important for state and local governments to support and encourage the cleanup of Brownfields by providing tax and other economic incentives. These incentives are necessary to attract private investment to abandoned properties and to compensate for the risk of investing in contaminated land - typically surrounded by economically blighted neighborhoods. NAR also supports EPA's Brownfield Revolving Loan Fund, which provide communities with resources to transform contaminated sites into community assets that attract jobs and achieve broader economic development outcomes.	Russell Riggs
CAPITAL GAINS EXCLUSION NAR believes the capital gains exclusion *($250K for single filers/$500K for joint filers)* for the sale of a home should be increased and indexed for inflation.	Evan Liddiard
COMMERCIAL REAL ESTATE LENDING NAR supports legislative and regulatory proposals to create a covered bond market in the U.S., and also to increase the lending cap for credit unions. NAR supports common-sense regulations which do not place undue burdens on lending for commercial real estate development and purchases.	Erin Stackley
COMPETITION NAR asserts that the real estate market is vibrant, healthy, and vigorously competitive. Technology innovation in the real estate industry is robust and listing data is available from multiple sources.	Austin Perez Bryan Greene
CONDOMINIUM LENDING NAR supports legislative and regulatory proposals to ease restrictions on the purchase and sale of condominiums.	Ken Fears Matt Emery
COPYRIGHT/TRADEMARK NAR supports the ability of MLS organizations to protect their intellectual property through the use of compilation copyrights.	Nia Duggins Austin Perez
CRYPTOCURRENCY AND BLOCKCHAIN NAR acknowledges the potential impacts of cryptocurrency and blockchain will bring to real estate and the need for regulatory clarity and oversight, if necessary, for new and emerging technologies.	Matt Emery Austin Perez
DATA PRIVACY AND SECURITY NAR recognizes the importance of protecting client data entrusted to them and supports common sense data privacy and security safeguards that are effective but do not unduly burden our members' ability to efficiently run their businesses.	Austin Perez

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
DEDUCTION FOR SOLE PROPRIETORS AND OWNERS OF PASS-THROUGH BUSINESSES NAR successfully lobbied Treasury and IRS to clarify that the 20% "qualified business income" deduction included in the Tax Cuts and Jobs Act of 2017 applies to brokerage services. Also following NAR discussions, IRS guidance provided a "safe harbor" of 250-hours of landlord-type activity per year to ensure that net real estate rental income qualifies for the deduction.	Evan Liddiard
DEPRECIATION NAR supports shortening the 27.5- and 39-year cost recovery periods for real property.	Evan Liddiard
DISPARATE IMPACT NAR opposes policies and practices that have a disproportionately adverse effect on a demographic group defined by race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity, unless such policies are justified by a legitimate business necessity and there is no less-discriminatory alternative. NAR believes that eliminating disparate-impact discrimination, as defined by the Supreme Court in its 2015 Inclusive Communities decision, helps protect both the legitimate business interests of real estate professionals and the fair housing rights of consumers. NAR supports the reinstatement of HUD's 2013 disparate impact standard, as proposed by HUD in August of 2021.	Alexia Smokler Colette Massengale
DRONES NAR supports efforts to create new federal regulations to create a safe regulatory framework for the commercial use of unmanned aerial vehicle technology by the real estate industry.	Austin Perez
ELECTRONIC SIGNATURES NAR support ongoing legislative and education efforts to promote digital real estate transaction options for consumers, including the use of remote online notarization technology.	Austin Perez
EMINENT DOMAIN NAR supports eminent domain authority only for a public use, as well as a broad interpretation of "just" compensation. NAR also supports states' rights governing eminent domain.	Russell Riggs
EMINENT DOMAIN FOR TAKING MORTGAGES NAR opposes the use of eminent domain to take underwater mortgages.	Russell Riggs
ENDANGERED SPECIES ACT (ESA) REFORM NAR supports reforms to the ESA that recognize economic impacts when designating endangered species and their habitats. Proposals must provide market-based incentives to encourage species protection and compensate private property owners if their property's economic value declines.	Russell Riggs

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
FAIR HOUSING *(SEXUAL ORIENTATION & GENDER IDENTITY)* NAR supports legislation, including the Equality Act, that adds sexual orientation and gender identity as prohibited bases for discrimination under the Fair Housing Act. NAR has also included these categories in the Code of Ethics.	Alexia Smokler Colette Massengale
FHA LIFETIME MORTGAGE INSURANCE PREMIUM NAR urges FHA to remove the requirement that premiums be paid for the life of the loan, and instead return to the practice where these could be cancelled after the borrower has sufficient equity.	Caitlin Vannoy Elayne Weiss
FINANCIAL READINESS NAR supports the goals outlined in *Promoting Financial Success in the United States: National Strategy for Financial Literacy*, which are designed to increase financial literacy to empower school-aged children and young adults to build financial knowledge, skills, and habits that will help them make sound financial decisions and prepare them for homeownership in the future.	Laurie Benner
FIRST TIME HOME BUYER SAVINGS ACCOUNTS NAR supports Home Buyer Savings Accounts established at the state level and urges states to adopt such plans. NAR believes individuals or families saving for homeownership should be able to put a percentage of income or maximum amount of funds into an account that is tax free to be used within a specified amount of time for the purchase of a home. Home Buyer Savings Accounts are typically used for first time homeowners or returning home buyers.	Drew Myers
FLOOD INSURANCE NAR urges Congress and the Administration to reauthorize and reform the National Flood Insurance Program and remove barriers to a more robust private market to offer higher quality, lower cost flood insurance.	Austin Perez
GLOBAL CLIMATE RISK NAR supports action that protects property rights while emphasizing environmental stewardship and voluntary local action, based on private sector, market-based investments to encourage energy efficiency, adaptation, and mitigation.	Russell Riggs Austin Perez
GSE GUARANTEE FEES NAR is concerned with the high loan level pricing adjustments (LLPAs) charged by Fannie Mae and Freddie Mac, which raise costs unnecessarily for consumers. NAR supports reasonableness when setting G-fees and LLPAs to avoid overcharging tax-paying homeowners and a specific reduction in light of recent tax legislation.	Ken Fears Matt Emery
HOMELESSNESS NAR supports Veterans Affairs Supportive Housing (VASH) vouchers to ensure veterans have access to housing, and continuum of care programs that focus on housing first programs.	Caitlin Vannoy Elayne Weiss
HOUSING COUNSELING NAR supports housing counseling programs that incentivize housing education.	Laurie Benner

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
HOUSING FINANCE REFORM NAR supports reforming Fannie Mae and Freddie Mac into government-chartered market utilities, in a way that ensures the mission of the GSEs continues to meet the needs of consumers while protecting taxpayers. Such reforms must also encourage private capital's participation in the secondary mortgage market and ensure there is mortgage capital in all markets at all times and under all economic conditions, with the continued availability of the 30-year fixed rate mortgage.	Ken Fears Matt Emery
IMPACT FEES NAR opposes impact fees. Where impact fees exist, NAR urges their repeal. Impact fees should be used solely for capital improvements related to a specific new development.	Drew Myers
INDEPENDENT CONTRACTOR STATUS NAR strongly supports the continued right of brokers to choose whether to treat and classify agents as employees or independent contractors for federal tax purposes; and supports actions at the state level to strengthen the rights of brokers to make these determinations and opposes efforts at the federal level to weaken those rights.	Evan Liddiard Nia Duggins
INFRASTRUCTURE AND TRANSPORTATION NAR supports efforts to develop a long-term, dedicated source of revenue to maintain and fund surface transportation projects; rebuild and modernize other infrastructure needs such as transit, ports, and water management systems; and streamline the permit process.	Russell Riggs
INTERNET SALES TAX FAIRNESS NAR supports legislation to level the sales tax playing field for all retailers—online and brick and mortar.	Erin Stackley Evan Liddiard
INVESTOR VISA NAR supports EB-5 Immigrant Investor Program reauthorization that encourages investment in the US economy and emphasizes program accountability in return for a path to citizenship.	Russell Riggs
LEAD BASED PAINT NAR supports federal policies that reduce lead exposure risks in homes without costly and burdensome rules on property owners.	Russell Riggs
MARIJUANA LEGALIZATION NAR does not have policy on the legalization of marijuana, but provides guidance to property owners/agents about issues to be aware of if state allows marijuana. Conflicts between federal and state law can create difficulties for all types of properties. NAR also supports access to financial institutions for state-legalized businesses.	Erin Stackley

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
MARKETING SERVICE AGREEMENTS (MSAS) NAR encourages the Consumer Financial Protection Bureau (CFPB) to publish guidance that specifically rejects the contention that the marketing of settlement services is a mere referral, and ensures that real estate professionals can be paid fair market value for such marketing.	Nia Duggins
MONEY LAUNDERING AND TERRORISM FINANCING NAR supports continued efforts to combat money laundering and the financing of terrorism through a risk-based analysis approach, focusing regulation on high-risk entities such as financial institutions. NAR supports the current rules requiring reporting receipt of cash over $10,000 and ensuring real estate professionals understand their responsibilities to prevent criminal activity from infiltrating the real estate market without the imposition of burdensome or duplicative regulatory requirements.	Nia Duggins
MORTGAGE DEBT CANCELLATION RELIEF NAR supports legislation to provide a permanent extension of the exclusion from taxation of the phantom income generated when all or a portion of a mortgage on a primary residence is forgiven.	Evan Liddiard
MORTGAGE INTEREST DEDUCTION NAR supports indexing for inflation the $750,000 maximum loan amount eligible for deducting mortgage interest.	Evan Liddiard
MORTGAGE LOAN LIMITS NAR supports reliable loan limits to provide security and consistency to the marketplace. Providing access to credit for all communities during all economic times is a hallmark of our federal housing policy. Appropriate loan limits for FHA, Freddie Mac, and Fannie Mae (GSEs) are, and will continue to be, a critical factor in ensuring access to safe and affordable mortgage financing in all areas and all markets. Reducing limits will constrict liquidity to housing markets, and homebuyers.	Ken Fears Matt Emery
NATIONAL DISASTER POLICY NAR supports the development of a national disaster policy, which includes emergency post-disaster assistance but emphasizes pre-disaster planning, preparedness, mitigation, and the proactive reduction of risk for natural and other disasters.	Austin Perez
OPPORTUNITY ZONES NAR supports Qualified Opportunity Zones, which offer powerful capital gains tax incentives to investors to redeploy assets into economically troubled areas throughout the country and to keep them invested for long periods. Newly constructed and revitalized commercial real estate is expected to be a primary focus for a great deal of the new investment expected through this incentive program.	Evan Liddiard Erin Stackley
PACE LOANS NAR supports legislative and regulatory proposals that require Property Assessed Clean Energy (PACE) loan terms to be fully disclosed to borrowers.	Russell Riggs

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
PATENT LITIGATION REFORM NAR supports common sense patent litigation reform in an effort to protect our members from abusive patent trolls.	Austin Perez
POSSESSION AND EVICTIONS NAR believes that the fundamental right of rental property owners to regain possession of their property shall not be abridged. NAR opposes the erosion of these property owner rights: **1.** The right to owner occupy property. **2.** The right to inspect property with proper notice. **3.** The right to terminate tenancy within the terms of the lease. **4.** The right to freely go out of the rental business and convert property to other uses.	Drew Myers
REAL ESTATE TRANSFER TAXES NAR opposes real estate transfer taxes. Where transfer taxes currently exist, NAR urges their repeal and opposition to any increases. NAR urges the redirection of fees to be used for one-time capital acquisitions that are related to housing or commercial property improvements *(e.g., infrastructure)* and exemptions to transfer taxes for first-time homebuyers and for homebuyers from low- and moderate-income households.	Drew Myers
RENT CONTROL Rent control and rent stabilization are infringements upon private property rights. NAR opposes current and future rent control and rent stabilization laws on both residential and commercial properties. NAR encourages local and state REALTOR® associations to oppose any legislative measure allowing for rent control or rent stabilization efforts.	Drew Myers Erin Stackley
REMOTE ONLINE NOTARIZATION NAR support ongoing legislative and educational efforts to promote digital real estate transaction options for consumers, including the use of remote online notarization technology.	Austin Perez
REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA) RESPA *(Regulation X)* TILA *(Regulation Z)* Harmonization *(Know Before You Owe or TRID)* - NAR supports a RESPA/TILA harmonization that adds transparency, simplifies disclosures, and reduces burdens to settlement service providers, including real estate professionals. NAR continues to work with the CFBP to ensure outstanding concerns with the rule are addressed.	Nia Duggins
RURAL HOUSING LOANS NAR supports the role of the Rural Housing Service to provide loans for low to moderate income borrowers in rural areas and small towns. NAR urges the Rural Housing Service to move forward with efforts to allow lenders to directly endorse RHS loans, in order to increase the availability of guaranteed loans.	Caitlin Vannoy Elayne Weiss
SALES TAX ON SERVICES NAR opposes the application of state or local sales tax to rent, and to real estate services and other professional services, including real estate broker commissions, title searches, appraisals, home inspections, property management services, and any other services related to the real estate transaction.	Drew Myers

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
SECTION 1031 LIKE-KIND EXCHANGE NAR opposes any change that would undermine the deferral mechanisms associated with exchanges or lead to fewer transactions. The like-kind exchange technique is fundamental to the real estate investment sector. The current law provides investors with a great deal of flexibility in managing their real estate portfolio. Real estate is essentially an illiquid asset that requires substantial commitments of cash. Flexibility is needed in order to assure the free movement of property and capital. This, in turn, results in economic growth and job creation.	Evan Liddiard Erin Stackley
SHORT-TERM WORKER VISAS NAR supports federal visa programs, such as the H2-B program, that allows foreign workers to work in the U.S. temporarily. NAR also supports reforms to these programs that address national security, employer and visa overstay concerns.	Russell Riggs Nia Duggins
SIGN ORDINANCES REALTORS® have the right to advertise properties and use For Sale signs, and NAR opposes efforts to restrict such activity.	Drew Myers
SMALL BUSINESS ISSUES NAR supports policies that assist REALTORS® and the small-business clients commercial real estate practitioners work with access financing and other assistance to make their businesses successful. This includes access to small business loans and emergency relief, as well as education and counseling resources through the Small Business Administration.	Erin Stackley
STATE-LEGALIZED CANNABIS BUSINESSES ACCESS TO BANKING NAR supports the rights of states and residents of those states to create laws aligned with their interests. NAR supports allowing businesses that are properly registered and that are legitimate by state standards to have the ability to access banking services. NAR does not have a position on cannabis legalization.	Erin Stackley
STUDENT LOAN DEBT NAR supports federal policies that help raise borrowers' financial awareness and to allow student borrowers to refinance into lower rates as well as to streamline income-based repayment programs.	Ken Fears Matt Emery
TAX BENEFITS FOR PROPERTY OWNERSHIP NAR supports the enactment of a meaningful tax credit for homeownership for those who do not currently benefit from the mortgage interest and real property tax deductions because they no longer itemize their deductions. Tax changes enacted in 2017 reduced the previously available homeownership tax incentives to only about 10% of households, which prevents many middle-income, minority and millennial households from realizing a direct tax benefit for owning a home.	Evan Liddiard
TAX DEDUCTION *(STATE AND LOCAL)* NAR supports legislative efforts to reinstate the full deductibility of state and local taxes. At a minimum, NAR urges legislators to index the current $10,000 cap for state and local tax deductions to inflation and to remove the marriage penalty by increasing the deduction cap for joint returns to $20,000, twice the amount of that for single filers.	Evan Liddiard

ACTIVE ADVOCACY ISSUES A-TO-Z

ISSUE	STAFF EXPERT
TERRORISM INSURANCE NAR supports and urges Congress to continue to authorize the federal terrorism risk insurance program.	Erin Stackley Austin Perez
TILA-RESPA INTEGRATED DISCLOSURE (TRID) RESPA *(Regulation X)* TILA *(Regulation Z)* Harmonization *(Know Before You Owe or TRID)* - NAR supports a RESPA/TILA harmonization that adds transparency, simplifies disclosures, and reduces burdens to settlement service providers, including real estate professionals. NAR continues to work with the CFBP to ensure outstanding concerns with the rule are addressed.	Nia Duggins
TORT REFORM/CLASS ACTION NAR supports legislative proposals to establish caps limiting noneconomic and punitive damage awards and standards for the assignment of certain class action lawsuits to federal court.	Caitlin Vannoy Nia Duggins
TRANSPORTATION Convenient and efficient transportation infrastructure enhances the quality of communities, supports property values, and mitigates traffic congestion effects that accompany growth. REALTORS® support improving mobility in communities so that all citizens have access to transportation means best suited to their needs. NAR believes in leveling the playing field with respect to funding highways versus transit and other modes. NAR supports a broad community vision that considers the needs of all transportation users and emphasizes repair and maintenance over development of new capacity. In addition, NAR supports a modest increase in the federal motor fuel tax and annual adjustments for inflation.	Russell Riggs
VA HOME LOAN GUARANTY NAR continues to work with the Department of Veterans Affairs to allow veterans to be on a level playing field with other buyers.	Caitlin Vannoy Elayne Weiss
WATERS OF THE US (WOTUS) NAR supports legislation and regulation to clearly define what “waters” are under the jurisdiction of the federal government.	Russell Riggs
WILDFIRES NAR encourages active forest management practices that return the ecological benefits of fire to forested areas, bring balance to our nation’s firefighting policies, and protect homes and communities in the wildland/urban interface.	Russell Riggs Austin Perez
X AND Z RESPA *(Regulation X)* TILA *(Regulation Z)* Harmonization *(Know Before You Owe or TRID)* - NAR supports a RESPA/TILA harmonization that adds transparency, simplifies disclosures, and reduces burdens to settlement service providers, including real estate professionals. NAR continues to work with the CFBP to ensure outstanding concerns with the rule are addressed.	Nia Duggins

FEDERAL ADVOCACY

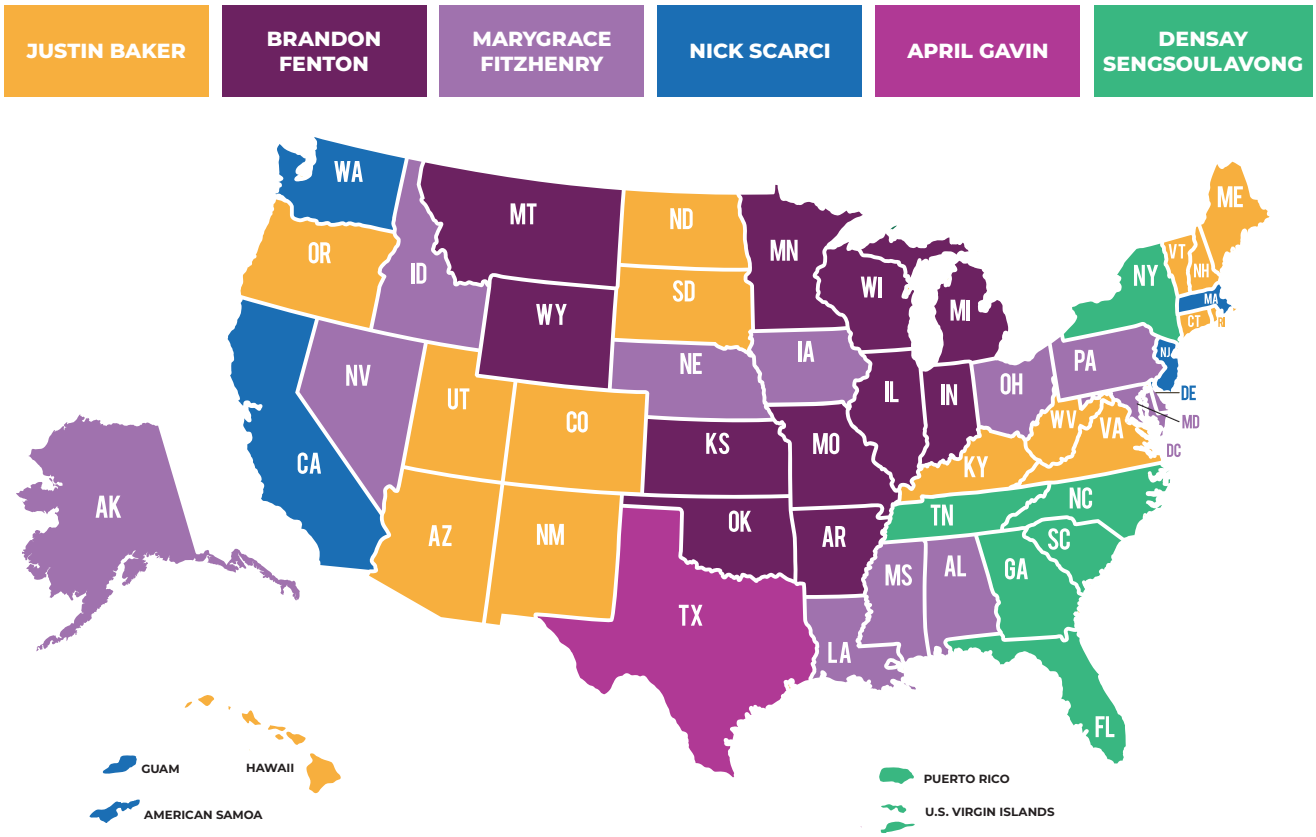
FEDERAL ISSUES TRACKER

NAR tracks hundreds of legislative and regulatory proposals every day. Find out where these proposals stand by searching the Federal Issues Tracker.

Learn More: nar.realtor/political-advocacy/federal-advocacy

POLITICAL REPRESENTATIVES TEAM

NAR'S Advocacy Group Political Representatives team is comprised of six (6) Political Representatives each of whom serves as NAR's primary liaison to the state and local association members and staff within their assigned states/region. In their role they interface with these critical constituencies to raise awareness and mobilize them to advance the Advocacy Group's programs and priorities. Key responsibilities include recruiting, educating, training, promoting and motivating REALTOR® activists and general membership primarily on NAR's federal legislative and political agenda. Working with the Advocacy Group team and their respective assigned states, the Political Representatives manage the RPAC federal disbursement process, grassroots campaigns focused on federal issue priorities, and Opportunity Races (that is, member to member political communications in support of federal candidates) each election cycle.



FEDERAL POLITICAL COORDINATOR (FPC) PROGRAM

Federal Political Coordinators (FPC) are the "face of real estate," working to educate members of Congress on important issues facing the real estate industry. FPCs are recommended by their state president and appointed by the NAR President, to serve a two-year term that runs concurrently with the congressional cycle. Potential FPCs should have a willingness to learn the issues, the ability to set aside their personal politics to represent the REALTOR® Party and the desire to build and/or maintain a relationship with a member of Congress. Ideally, they are also constituents living in the district of the Member of Congress whom they represent.

Learn More: realtorparty.realtor/fpcs

Contact: Victoria Givens
vgivens@nar.realtor // (202) 383-1021

FPC MERITORIOUS SERVICE AWARD

Each year, NAR recognizes two FPCs whose outstanding work contributes to creating a sound and dynamic U.S. real estate market and fostering vibrant communities. These FPCs are selected through a rigorous selection process that includes the states and national leadership. Winners are announced and awarded the Meritorious Service Award during the REALTORS® Legislative Meetings & Expo in May.

Learn More: realtorparty.realtor/msa

Contact: Victoria Givens
vgivens@nar.realtor // (202) 383-1021

FPC ADVOCACY ACADEMY

This intense and interactive training program is required for all new FPCs. All FPCs moving forward will be expected to participate in this program when they onboard in a new Congressional Cycle.

Contact: Victoria Givens
vgivens@nar.realtor // (202) 383-1021

STAFF CONTACT INFORMATION

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ONLINE RESOURCES

THE WASHINGTON REPORT

Covering legislative and regulatory policy activities, the Washington Report is compiled by NAR's Advocacy Group policy staff.

Learn More: nar.realtor/washington-report

REALTOR® PARTY WEBSITE

Looking for new ways to vote, act, and invest in the REALTOR® Party? Want to see how other associations are successfully using REALTOR® Party programs, grants and tools? Whether you want to apply for grants, learn more about RPAC, or participate in a national call for action, the REALTOR® Party website is a one-stop shop for your advocacy needs. The website offers members and associations valuable resources and tools to strengthen their advocacy programs and build political clout at every level of government and strong communities nationwide.

Learn More: realtorparty.realtor

Contact: Brandon Maddox
bmaddox@nar.realtor // (202) 383-1043

ADVOCACY RESOURCE GUIDE

The Advocacy Resource Guide including Vote-Act- Invest resource options can help your association reach your advocacy goals and meet your Core Standards requirements.

Learn More: realtorparty.realtor/resourceguide

Contact: Brandon Maddox
bmaddox@nar.realtor // (202) 383-1043

ADVOCACY IMPACT NEWSLETTER

Emailed monthly, the Advocacy Impact newsletter is sent to all NAR members and provides regular updates on REALTOR® Party activities and resources as well as success stories from state and local REALTOR® Associations.

Learn More: realtorparty.realtor

Contact: Ross Hettervig
rhettervig@nar.realtor // (202) 383-1063

GADFLY NEWSLETTER

The GADFly is a monthly email newsletter that provides Government Affairs Directors (GADs) and select Association Executive at state and local REALTOR® Associations with tools, news, and information to help them serve their members.

Learn More: realtorparty.realtor/news/newsletters/gadfly-archive.html

Contact: Jami Sims
jsims@nar.realtor // (202) 383-1221

REALTOR® PARTY SUCCESS STORIES

State and local REALTOR® Associations around the country are taking advantage of REALTOR® Party tools and resources to step up their community outreach and advocacy efforts. Their success stories expand beyond their states and cities because they inspire and set precedents. Take a look at the examples here for around the country.

Learn More: realtorparty.realtor/success-stories

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REALTORS PROPERTY RESOURCE® (RPR®) ECONOMIC AREA REPORTS

RPR is a national property database provided at no additional charge to members and provides association staff and FPCs with access to a variety of reports to help with advocacy. One of the key resources is the Economic Area Reports. The reports can be generated for a variety of geographies, including the state, congressional districts, state legislative districts, counties, zip codes, etc. Leveraging the foundation of RPR's Commercial application, these reports provide consumer tapestry data, demographic and lifestyle information and economic trends. Data is provided for the current year and includes future projections and comparison to other geographies. Market level statistical data is also available on the site.

Learn More: narrpr.com

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COMMERCIAL ISSUES BRIEF

The Commercial Issues & Actions provides a snapshot of federal issues impacting commercial real estate and NAR's advocacy on them. It comes in a long-form as well as a one-pager of top priority issues.

Learn More: nar.realtor/commercial/advocacy

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FPC NEWSLETTER

The FPC Newsletter is a bi-weekly closed group email newsletter that provides Federal Political Coordinators, Association Executives, Government Affairs Directors and Members of various governance Committees, an inside look at political activities in Washington and the latest NAR involvement in advocacy on Capitol Hill.

Learn More: realtorparty.realtor/member-consumer/fpc/fpc-resources

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