

## What is RPAC (REALTORS® Political Action Committee)?

As REALTORS®, we maximize our political power through the REALTORS® Political Action Committee (RPAC). RPAC raises voluntary funds from REALTORS® and uses those funds to help elect candidates for public office who share our views on issues that affect our industry and shape our communities.

By supporting the campaigns of candidates who understand your business, New Mexico RPAC ensures that your interests are represented when laws, ordinances, and regulations are being enacted. The relationships created by RPAC help public officials understand the implications of their decisions on your business.

This isn't personal; this is business. When RPAC decides whether to contribute to candidates, the only consideration is how supportive they are on real estate and property rights issues. As an organization that represents REALTORS®, RPAC doesn't consider other kinds of issues. Party affiliation doesn't matter, either; NM RPAC has contributed to Democrats, Republicans, and Independents. RPAC looks to build the future by putting dollars in places that will help advance the interests of real estate professionals. RPAC is insurance for our industry.

## Where does your RPAC investment go?

Your voluntary RPAC investment is used to support candidates for the statewide office (Governor, Lt. Governor, etc.), and for local county and city elected office across the state. Additionally, a portion of the state's RPAC funds is forwarded to the National Association of REALTORS® Political Action Committee to be used for Congressional candidates.

## How does RPAC decide whom to support?

RPAC contributions may be requested by local associations, NMAR's lobbyists, or even the candidates themselves. Contributions are approved by the state RPAC Board of Trustees – REALTORS® from across New Mexico who are committed to protecting the real estate industry and private property rights by giving money to candidates for office who both understand and support REALTOR® issues.

Some of the criteria considered by the RPAC Trustees include:

- if the legislator is a leader (Speaker of the House, Majority/Minority Leader, etc.).
- if the legislator serves on a "key committee" (those that directly affect the outcome of bills and issues);

- if the legislator sponsored a REALTOR®-friendly bill (or, conversely, if the legislator sponsored a REALTOR®-unfriendly bill); and
- whether or not the legislator is a REALTOR® or affiliated with the real-estate industry.

### How does RPAC benefit your business?

Whether you are a broker-owner or part-time, politics directly impacts your profitability. Here in New Mexico, RPAC has helped us accomplish numerous legislative victories:

- **Home Inspector Licensing** requires home inspectors to be licensed; this provides greater protection for consumers to hire educated and knowledgeable home inspectors. **Passed.**
- **Taxes**
  - Opposed the **Transfer Tax Act**, a tax that would be assessed for the sale of all real property over \$500,000. **Died.**
  - **Income & Property Tax** Package makes changes to Income Tax Act and eliminates 3% annual property tax increases on residential property not “principal place of residence”. Would allow up to 10% annual increase on that property. NMAR opposed the Property Tax language that was stripped in committee; other amendments substantially changed the bill, including all tax increases. **Passed.**
- **Broadband**
  - Supported the creation of the Broadband Access & Expansion Act. **Passed.**
  - Supported the amendment to the Rural Telecommunications Act to provide comparable access to the Rural Universal Services Fund for telecommunications carriers. **Passed.**
- **Business**
  - Supported the Pandemic LEDA Contract Renegotiation Allows for contract renegotiation for certain businesses adversely affected by a public health order. **Passed.**
- **Housing**
  - Opposed amendments to the Owner-Resident Relations Act which unfairly hampers the ability of owner/management companies to evict derelict tenants. **Died.**
  - Opposed a bill that would require Photovoltaic Systems on all new home construction. **Died**
  - Supported the Housing Trust Fund for Preservation which amends NM Housing Trust Fund Act to include preservation of housing in the state; allows NMMFA to making funding awards based on need. **Passed**

## If not you, then who?

REALTORS® must be politically active, get involved and help shape the discussion. If not, who will take on the responsibility of protecting the values and rights we hold dear? Be assured that someone will – someone who may not value wise business planning and could threaten property owners and their rights.

No one knows a community better than a REALTOR®. REALTORS® know the lay of the land, the families, the best schools, the neighborhoods, and the leaders of any given area.

REALTORS® work in every city, county, and community in the nation. REALTORS® are on the front line as defenders of real estate issues. RPAC is the only political group in the country organized for REALTORS® and run by REALTORS®, existing solely to support issues important to REALTORS®. No other political group or PAC has you and your business as their sole mission. RPAC exists solely to further issues important to REALTORS®.

As we celebrate 50 years of REALTOR® advocacy through RPAC, we hope that you will make an investment to keep our industry strong for the next 50 years.

## NMAR 2023 Legislative Priorities:

### Housing Inventory

- Advocate for an increased housing inventory across New Mexico
- Support the creation of workforce housing including affordable housing for veterans and seniors
- Support programs to curtail unsheltered homelessness

### Rent Control

- Oppose legislation that seeks to repeal the rent control prohibition

### Tax Policy

- Support fair property tax assessments and equitable tax policy
- Oppose transfer taxes on the sale or transfer of real property

### Economic Development

- Support legislation that provides jobs and encourages investment
- Advance initiatives that support a healthy economy in New Mexico
- Support statewide broadband availability Review the

#### Condominium Act

- Review the Condominium Act to ensure compatibility with Homeowners Association (HOA) amendments passed in 2019

#### Water

- Support legislation that ensures that the availability and quality of water meet the needs of New Mexico and its people