



Kansas Association of REALTORS® Advocacy Priorities

- Protecting the Mortgage Interest Deduction
- Guarding Against Attacks on Real Estate Tax Incentives
- Pushing for Property Tax Reform
- Safeguarding Availability of Mortgage Financing
- Providing Flood Insurance Options to Home Owners
- Protecting Private Property Rights
- Preventing Unnecessary Burdens on Real Estate Transactions
- Creating a Favorable Business Environment for the Real Estate Industry
- Bringing Job Growth and Economic Development to All Parts of Kansas

WE ARE THE REALTOR® PARTY

As a member of the REALTOR® Party, you:

VOTE

FOR REALTOR® PARTY CANDIDATES

ACT

ON REALTOR® PARTY ISSUES

INVEST IN RPAC

The REALTORS® Political Action Committee (RPAC) advocates on behalf of REALTORS® and real estate issues that benefit you and me. RPAC is non-partisan in its selection of candidates. Now more than ever, it is critical for REALTORS® across America to come together and speak with one voice about the stability a sound and dynamic real estate market brings to our communities. From city hall to the state house to the U.S. Capitol, our elected officials are making decisions that have a huge impact on the bottom line of REALTORS® and their clients. Through the support of REALTORS® like you, the REALTOR® Party represents your interests.

For more information visit

<https://realtorparty.realtor/>

National Association of REALTORS®
REALTORS® Political Action Committee
500 New Jersey Avenue
Washington DC, 20001

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.



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BEST INVESTMENT
IN
RESIDENTIAL
REAL ESTATE



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*Serving REALTORS® in Barber, Comanche,
Edwards, Harper, Kingman, Kiowa, McPherson,
Pratt, Reno, Rice and Stafford counties.*



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 homeowners 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 homeowners.
2. Government affairs representatives can effectively lobby lawmakers in Washington, D.C. and in state legislatures throughout U.S.
3. We can defend critical like the 30-year, fixed rate mortgage, access to credit for potential homeowners, and alternative credit scoring models.
4. The 100% health insurance deduction for independent contractors is protected.
5. Programs like FHA single family insurance and VA home loans remain available, attainable, and effective for prospective homebuyers everywhere in America.

ISSUES

HOW RPAC SUPPORTED YOUR BUSINESS IN 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 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; and
- The deduction of the cost of improvements to commercial buildings that make them energy efficient.

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.


FLOOD INSURANCE

NAR worked closely with Congressional leaders to ensure reauthorization for the National Flood Insurance Program (NFIP), which was extended through September 30, 2020. NAR also lobbied for H.R. 3167, the "NFIP Reauthorization Act of 2019." This legislation includes a longer, 5-year extension for the NFIP along with significant reforms to improve mapping, enhance mitigation, and remove obstacles to private flood insurance policy.

LOAN LIMITS

The 2020 mortgage loan limits for FHA and Freddie Mac and Fannie Mae (the GSEs or the Enterprises) increased in high-cost areas. The baseline (national) limit increased to \$510,400, and in high-cost areas, the limit will go up to \$765,600. NAR has strongly advocated that the FHFA allow the GSEs to meet their public mission of supporting liquidity and broad access to mortgage credit. This includes adjusting the loan limits each year for the GSEs to reflect the change in the average U.S. home price, required under the Housing and Economic Recovery Act (HERA).

**EVERY INVESTMENT
MAKES A DIFFERENCE.**



THE AMERICAN DREAM OF
HOMEOWNERSHIP IS CONSTANTLY IN
DANGER. RPAC IS THE ONLY
ORGANIZATION PROTECTING PROPERTY
RIGHTS TO ENSURE THIS DREAM IS
AVAILABLE TO EVERY AMERICAN
BECAUSE THAT'S WHO WE R.

David Alan Cox / RPAC Major Investor Council Chair