

Under the Microscope

One can easily identify legislation that directly targets real estate, yet seemingly innocuous bills can cause just as many side-effects on the industry. How can a busy real estate professional examine these measures and provide the proper treatment? It takes NV/RPAC!

NV/RPAC is a non-partisan group of thousands of area REALTORS® who have invested in the health of the industry. Through their contributions, NV/RPAC works to elect candidates that best represent REALTORS®, regardless of party affiliation.

NV/RPAC is your insurance to help elect legislators who will listen to your concerns about the impact of government actions on your industry.

As legislators continue to examine issues such as infill development, predatory lending and taxes on commissions, NV/RPAC will be there to give you the protection you need.

Fill Your Prescription

Keep your business healthy by completing the form to the right and returning it to the address provided. After all, preventative care at the Fair Share level, just ten cents per day, can save thousands on your bottom line.



Real estate's best prescription for continued success is the NORTHERN VIRGINIA / REALTORS® POLITICAL ACTION COMMITTEE (NV/RPAC).

YES, COUNT ME IN!

Enclosed is my investment of \$_____ for (circle one):

\$5,000 - Golden "R"

\$2,500 - Crystal "R"

\$1,000 - Sterling "R"

\$500 - Governor's Club

\$250 - Capitol Insider

\$99 - \$99 Club

\$40 - Fair Share

\$_____ - Other

NORTHERN VIRGINIA / RPAC

Your Legislative Voice

NAME	FIRM'S NAME
ADDRESS	PHONE
CITY	STATE
	ZIP
CHARGE TO MY CREDIT CARD: #	MC
EXPIRATION DATE:	VISA
CARDHOLDER'S NAME	AmEx
	Disc
	(CIRCLE ONE)
	SIGNATURE

Make Checks payable to Northern Virginia / RPAC and return to: NV / RPAC 8411 Arlington Boulevard, Fairfax, VA 22031

An NV/RPAC contribution is not deductible for federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes: to support or oppose candidates and issues that may affect the real estate industry or for political grassroots campaigns (mass mailings, media ads, phone banks, etc.) The Association will not favor or disadvantage anyone by reason of the amount of their contribution and you may refuse to contribute without reprisal by the Association. An individual (non-corporate) contribution to RPAC is divided between Northern Virginia/RPAC (40%), RPAC of Virginia (30%), and National RPAC (30%). Up to 100% of your individual (non-corporate) contribution is sent to National RPAC and is charged against your limits under federal law (2 U.S.C. 441a); National RPAC returns up to 70% of your contribution to Virginia RPAC for use in connection with the election of state and local candidates in Virginia. Corporate contributions are divided between Northern Virginia/RPAC (60%) and RPAC of Virginia (40%), as Federal law prohibits their use in Federal elections. For NAR recognition of a corporate contribution, you may designate that 30% of the total be sent to NAR's Political Action Fund (PAF) for issues funding.

“An ounce of prevention is worth a pound of cure.”

– Benjamin Franklin



No industry is immune to proposals that would have an adverse effect on business. What separates those that succumb from those that thrive is the quality of preventative care prescribed.



NV/RPAC:

Vital Role in Legislative Success

POA Reform

Calling for a comprehensive review of the Condo and Property Owners Association Acts. Through the leadership of NVAR, legislation now addresses REALTOR® concerns about packet delivery and cost, as well as licensing and oversight for professional community managers.

Real Estate Industry Regulation

Actively lobbying for legislation to establish industry-wide licensing and regulation. Virginia law now imposes education requirements for title insurance agent applicants. In addition, background checks are now required for lender employees with access to consumers' private information.

Residential Overcrowding

Working with state and local officials on residential overcrowding. Overcrowding taxes area schools and public utilities beyond normal capacity, which degrades the quality of services for everyone in the community. Local governments may now levy higher fines or even seek jail time for repeat offenders of residential overcrowding laws. However, REALTOR®-sponsored legislation protects landlords from fines when they are actively working to evict tenants that have caused overcrowding violations.

Immunity from Mold Lawsuits

Protecting landlords from frivolous litigation. Even when landlords followed the letter of the law regarding mold, they could still be sued by their tenants. While they may eventually be cleared of liability, they could incur thousands of dollars in legal fees. REALTORS® championed legislation that provides lawsuit immunity to those landlords that can prove compliance with Virginia's mold regulations.



For Northern Virginia
Real Estate Professionals

Symptoms:

- feverish government regulation
- sluggish transportation gridlock
- chilling anti-growth proposals
- contagious lawsuits
- chronic confusion

Diagnosis:

- a sickly environment for real estate

Prescription:

Invest in NV/RPAC!