



Nebraska RPAC FAQs

What Can I do About Government Putting Restrictions and Regulations on My Business?

Get involved in the RPAC and governmental affairs!

What is RPAC?

A REALTOR® Political Action Committee or RPAC is organized and run by REALTOR® members who pool their resources to support elected candidates who support the real estate industry. Voluntary dollar investments received into RPAC are used to support candidates for federal, state, and local offices.

Which Political Party Does RPAC Support?

RPAC is not affiliated with any political party. We are the REALTOR® Party; supporting candidates that support you!

Is RPAC a Grassroots Effort?

Yes. Trustees, REALTOR® Champion Workgroup members, and members who engage in the process and go to events are members who are all active in real estate and volunteer their time to come together to promote our association and encourage members to **Vote! Act! Invest! Engage!**

What's in it for Me?

RPAC is the foremost advocate of real estate in government. And the sole function of RPAC is to protect and promote homeownership, property investment, and the real estate industry through legislation that focuses on issues that are important to REALTORS®.

RPAC represents more than 1.2 million politically active REALTORS® nationwide and more than 4,200 in Nebraska who members of Congress and the Nebraska Legislature want as their friends. As many as 1,000 bills are introduced each session in the Nebraska Legislature; elections decide who will be voting on these bills. RPAC helps elect the people who write the laws you and your business must live with. RPAC provides you the opportunity to make a collective impact on the election of officials who will shape legislation affecting your livelihood and the way real estate professionals do business. Through extensive research and ongoing monitoring, RPAC keeps you informed, involved, and influential in the legislative decisions important to you, your business, and your industry.

What are Top Ten Reasons to Invest in RPAC?

10. RPAC helps protect your profession!

- You've got insurance for your home, your car, and your health, right? Why not have insurance for your profession?

9. RPAC is truly non-partisan. We support the REALTOR® Party!

- It's not about Republicans or Democrats, liberals or conservatives. The REALTOR® Party is focused only on issues that matter to you, your business, and your industry.

8. **RPAC works at all levels of government with 70%-85% of your investment staying at the state and local levels.**
 - Most of your money stays in your backyard to help elect REALTOR®-friendly candidates who support you on issues like property taxes, yard sign ordinances, regulatory requirements, and restrictions.
 - 70% of Major Investor RPAC dollars remain in Nebraska.
 - 85% of all other RPAC member investments remain in Nebraska.
7. **Advocacy in the REALTOR® Party is as easy as: Vote! Act! Invest!**
 - Get engaged! Make a difference! RPAC and governmental affairs are worth so much more with you here! Remember, if we're not at the table, we're on the menu.
6. **RPAC supports your clients and community.**
 - Every first-time home purchased brings an average of over \$45,000 into our economy. In turn, this creates an increased demand for goods and services, supports your schools as we raise our families, and adds time and talents to our communities. RPAC helps provide a brighter future for generations to come.
5. **RPAC helps promote and protect you and your success.**
 - RPAC helps protect and promote the real estate industry, your business, property investments, property rights, and homeownership.
4. **RPAC is the only committee of its kind.**
 - RPAC is the one and only political action committee in the country organized by REALTORS® to promote and protect the dream of homeownership in America.
3. **Mortgage interest deduction and other tax benefits are cool.**
 - It's cool – seriously. So is the 30-year mortgage, property tax deductions, flood insurance, and a host of other benefits that make homeownership accessible and affordable.
2. **Investing in RPAC saves you from having to read legislation and go to the Capitol yourself.**
 - You have a lawyer to protect your rights, a banker to protect your money, and insurance to protect your home and property. RPAC helps protect your livelihood.
1. **Your investment in RPAC actually makes a difference.**
 - Sometimes your dollar gets lost, but when you combine your monies with thousands of other investors, you can truly make a huge difference. Invest the amount that's right for you and your business. It's easy, affordable, and makes a difference!

Are Investments In RPAC Tax Deductible?

Unfortunately, no. Your RPAC investment cannot be deducted from your federal or state income taxes.

Who May Be Solicited For RPAC Investments?

According to federal election law, RPAC may only solicit association members. The term "members" means all individuals who currently satisfy the requirements for membership in either the state, local, or national association and regularly pay dues. These members may include REALTORS®, REALTOR-Associates, and Individual Affiliates. In Nebraska, corporate entities may also invest. All staff personnel of an association are considered to be members of the association and may also invest, as can immediate family members of association members.

Where Do My RPAC Investments Go?

85% of each RPAC investment (70% of each Major Investor) is used by your state RPAC to support state and local political candidates; 15% (30% of Major Investor) is sent to National RPAC to support federal candidates. Your investments are subject to limits under Title 52 of the United States Code 30116.

What are Considered RPAC Investments?

Under the Nebraska Political Accountability and Disclosure Act (NPADA), monies invested in RPAC are defined as a payment, gift, subscription, assessment, expenditure, contract, payment for services, dues, advance, forbearance, loan, donation, pledge, or promise of money or anything of monetary value to a person, which is made for the purpose of influencing the nomination or election of one or more candidates or the qualification, passage, or defeat of one or more ballot questions.

All monies received by RPAC fall into one of four classes:

1. **Cash**, which includes currency, checks, money orders, credit card, and electronic payments. Cash RPAC monies are considered received on the date they come under the control of the treasurer, an association administrator, or financial director (not the date they are deposited). RPAC monies in a mail box or post office box are considered received and under the control of the treasurer, association administrator, or financial director when delivered to the box. All RPAC monies received by any individual acting on behalf of the treasurer, association administrator, or financial director must be reported to one of them within five (5) days of receipt, and not later than the closing date of any current Campaign Statement due.
2. **In-kind** is anything of value other than cash (see item 1) received by RPAC. Goods and services donated to RPAC (such as donated materials for yard signs or donated office space) are considered in-kind. Expenses incurred by RPAC, but paid for by others on RPAC's behalf are also considered in-kind unless those expenses are reimbursed by RPAC. Advertising produced and paid for by someone else that is approved by or coordinated with the treasurer, association administrator, or financial director is also considered in-kind. Expenses incurred by RPAC, but paid for by others on its behalf, are also considered in-kind. For accounting purposes an in-kind item of value is considered received on the date when a service is provided, when a product is supplied, or when a contract for goods or services exists. In-kind values must be estimated. **NOTE:** Administrative expenses of a separate segregated political fund paid by the fund's sponsoring organization are considered in-kind.
3. **Pledges** are promises (oral or written) of future payments (cash or in-kind) to RPAC. Pledges are considered given on the date the pledge is made or promised to RPAC, not when the payment or delivery is actually made. **NOTE:** Payment of a previously reported pledge is not considered an investment.
4. **Loans** are monies deposited into the campaign bank account that will be repaid by the PAC.

Are There Any Restrictions on Investments to RPAC?

Under the NPADA, there are certain restrictions that apply to all Nebraska PACs:

- Monies of more than \$50 in any form of actual currency may not be accepted. Cash of more than \$50 must be received via written instrument (i.e. checks, money orders, credit card, or electronic payments) containing the names of the payor and payee.
- Anonymous investments may not be accepted. All anonymous investments received by RPAC must be donated to a tax-exempt charitable organization (a receipt from the charity is required as documentation). **EXCEPTION:** Investments of \$50 or less received either as the result of a fundraising event or from the sale of political merchandise are not considered anonymous.
- Under 49-1473 of the NPADA, monies shall not be given, directly or indirectly, by any person in a name other than the name by which that person is identified for legal purposes. Any person violating the provisions of this section shall be guilty of a Class III Misdemeanor.

How Much Do I Have to Invest?

Investments in **RPAC** are voluntary and are used for political purposes. Any suggested amounts are merely guidelines; you may invest more or less. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount invested or a decision not to invest. You may refuse to invest without reprisal.

What are the Timelines for Forwarding Investments to RPAC?

- **RPAC** investments made to local boards of less than \$50 must be forwarded to the designated receiving agent (State **RPAC** – Nebraska REALTORS® Association) within 30 days.
- Investments of more than \$50 must be forwarded to the Nebraska REALTORS® Association within 10 days.
- The clock starts ticking when the investor makes an **RPAC** payment with their dues billing or when checks, money orders, credit card, or electronic payments are delivered to a board office.

How are Candidates and Senators Chosen to Receive **RPAC** Support?

Our selection process begins with the REALTOR® Champion Workgroup (RCW); its goal is to better engage our members in governmental affairs and **RPAC** activities so our voice can be heard on issues important to REALTORS®. The RCW does this by informing our **RPAC** Trustees about candidates and senators so they can make educated decisions on the distribution of **RPAC** funds.

The REALTOR® Champion Workgroup process consists of:

- Gathering useful information through a candidate questionnaire
- REALTOR® Advocacy at fundraisers and other events
- Interviewing selected new and open seat candidates and unfriendly incumbent senators
- Identifying REALTOR® Champions

The RCW sends recommendations to our **RPAC** Trustees who also receive information from our Nebraska lobbyists Radcliffe & Associates. The **RPAC** Trustees then vote on these recommendations in committee meetings, by conference call, or by email which uses a 48-hour voting process. Those votes include making, seconding, discussing, and carrying a motion.

Who Decides the Level of RPAC Candidate Support?

The **RPAC** Trustees make decisions on support given to candidates, senator campaigns, or ballot issues. The Trustees may choose to change a position of support based on new information by utilizing the REALTOR® Champion Workgroup process, along with holding **RPAC** Trustee meetings that include our Nebraska lobbyists Radcliffe & Associates. The **RPAC** Trustees may choose to support a candidate in both the Primary and General Elections, as well as more than one candidate in a given election. The **RPAC** Trustees may also consider to not provide support to a given candidate or senator.

Does **RPAC** Support Incumbents?

Yes. An incumbent is supported when his or her voting record demonstrates solid and consistent support for REALTOR®-related issues.

What is a Nebraska REALTORS® Association REALTOR® Champion?

A REALTOR® Champion is a candidate for the Nebraska Legislature who:

- Supports our REALTOR® issues
- Is electable and likely to win their election race
- Demonstrates leadership skills
- Has the ability to collaborate well with other elected officials to gather votes
- Is marketable as “the face” or public figure for the real estate industry
- Has a well-managed and well-organized campaign and strategy
- Has a clearly defined approach and strategy on winning

What Else I Should Know about RPAC Investing?

Hard dollars are voluntary personal funds and are the only type of funds that can be given directly to Federal candidates and National RPAC. Soft dollars are generally from organizations and corporations. Soft dollars can be directly given to state and local candidates in some states like Nebraska, and can be used to help pay for the costs incurred in administering and promoting RPAC, as well as for certain grassroots political programs.

For more information on **RPAC**, go to www.realtoractioncenter.com.

It's Easier to be Active When You're Informed!

Protect & Promote



- Homeownership
- Property Investment
- Real Estate Industry



To Ensure Member Success