



What has RPAC done for you Lately?

Look at NYSAR's 2021 Legislative accomplishments to view a return on your RPAC investment.

DEFEATED PROPOSALS

NYSAR and RPAC played *defense* on several ill-conceived proposals before the New York State Legislature that were ultimately defeated, including:


- Redefining real estate licensees from “independent contractors” to employees.
- A measure that would have granted a near perpetual lease for renters statewide known as “good cause eviction” and cap annual rent increases to either 3 percent or 1.5 percent the CPI.
- Prohibiting a landlord and landlords’ agents from collecting broker fees from a tenant.
- The Imposition of a new, reoccurring annual property tax on New York City properties valued at over \$5 million known as a Pied-a-Terre Tax.
- A New York City *Flip Tax* that would have imposed an additional 50-65 percent real estate transfer tax on New York City properties sold within one or two years of its prior purchase.
- A proposal to designate the entire borough of Brooklyn as a cease-and-desist zone.
- Expanded DEC Wetlands oversight and removing critical government and public input.
- Mandated real estate license number & signature on every document requiring a signature at closing.
- New taxes/fees on carbon-based emissions resulting in higher costs for homeowners and consumers.
- Various proposals to increase closing costs through higher real estate transaction taxes.

PASSED PROPOSALS

NYSAR and RPAC advocated for the passage of the following legislation that passed both the Senate & Assembly, awaiting the Governor’s signature:

- Numerous Fair Housing related bills pertaining to the real estate education curriculum and statewide fair housing testing.
- Electronic notarization with the use of video teleconference technology.
- An affordable housing 5-year capital plan for NYS Homes and Community Renewal.
- Excluding seasonal use rentals from the provisions regulating deposits and advances for residential dwelling units.

RPAC is the only professional organization in the country organized for REALTORS®, run by REALTORS® and exists to promote issues important to REALTORS®. RPAC provides financial support to lawmakers and candidates who understand and support private property rights and the real estate industry.

Please visit the government affairs section of www.nysar.com or join the RPAC of New York  Facebook group for the most up to date information on RPAC and NYSAR’s legislative program.

Contributions are not deductible for income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may contribute more or less than the suggested amount. You may refuse to contribute without reprisal and the National Association of REALTORS, the New York State Association of REALTORS or any of its local boards or associations will not favor or disfavor any member because of the amount contributed. 70% of each contribution is used by your state PAC to support state and local political candidates. Until your NYSAR PAC reaches its PAC goal 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a; after NYSAR PAC reaches its RPAC goal it may elect to retain your entire contribution for use in supporting state and local candidates.