PROTECT HOMEOWNERSHIP. PROTECT YOU.

WHY WE DONATE

"Donations to RPAC help our industry by supporting candidates who understand the importance of personal property rights and homeownership. They help make decisions that can affect real estate across the nation, state, and my county. RPAC gives REALTORS® a seat at the table where those decisions affect every level. RPAC supporters can and do make a difference."

Lori Chapman, *RPAC Hall of Fame $50,000 Lifetime Investor*

"I invest because I believe in giving back to an industry that has given so much to me, and because I want future generations of REALTORS to continue to have the opportunity to build successful careers while helping others achieve homeownership. Being part of RPAC is one of the most meaningful ways we can protect our profession and our clients for years to come."

Meri Crandall, *RPAC Hall of Fame $50,000 Lifetime Investor*

"My annual investment in RPAC is essential to the success of all REALTORS. Though not a REALTOR, my current Board position enables me to see first hand how this collective partnership makes our profession a force to be reckoned with locally, statewide, and on a national level. By supporting RPAC, your voice and mine are heard loud and clear. We are impacting positive influence on our local housing issues."

Emily Merkley, *WCBR CEO*

"Every year the Utah Legislature tries to get into the pockets of Real Estate Professionals with proposals like *Change of Ownership Transfer Taxes*. If we don't support the influencers on Utah's Capitol Hill, as REALTORS we will end up paying much more than just income tax on our hard-earned net commissions."

Rand McCullough, *RPAC Major Investor*

RPAC PROTECTS BOTH.

"I invest in RPAC because it protects our ability to do business and serve our clients. RPAC helped pass key legislation like H.B. 13, which provides critical infrastructure financing to support new housing, and H.B. 289, which holds cities accountable when they overstep land-use laws. These wins directly impact our market, protect property rights, and help us address the housing shortage. RPAC gives us a seat at the table."

Sam Orvin, *RPAC Major Investor*

WASHINGTON COUNTY BOARD OF REALTORS®
Empowering you to thrive.

T: 435.628.7374
1070 W 1600 S, Ste. 101, St. George, UT 84770
WashingtonCountyRealtors.com | SouthernUtahRealEstate.com

WASHINGTON COUNTY BOARD OF REALTORS®
Empowering you to thrive.

EVERY INVESTMENT MAKES A REAL DIFFERENCE.

Your participation at any level helps us continue to fight for the rights of all homeowners now and in the future. When you protect your clients, you protect your business.

$100	$250	$500

REALTOR® POLITICAL ACTION COMMITTEE

RPAC's Purpose

The REALTOR Party is the only advocacy group in America that fights exclusively for homeownership, real estate investment, stronger communities, and free enterprise. Investing annually in RPAC allows REALTORS to shape the future of their profession and this industry.

RPAC's focus is single-minded: Issues that matter to America's nearly 90 million homeowners and those who continue to aspire to participating in the American Dream. It is non-partisan and not affiliated with any political party.

How RPAC Works

It's simple—70 cents of every dollar raised stays right here in Utah while 30 cents is earmarked for the National Association of REALTORS to protect your professional interests on a federal level. Every dollar is used to:

1. Elect candidates of any political party who understand critical real estate issues and champion the rights of property and business owners.
2. Fight legislation that would be detrimental to homeownership and the livelihoods of REALTORS and their businesses.

> "I donate to RPAC because I see the need for reasonable laws protecting the dream of homeownership and our real estate industry. I know that RPAC is fighting the battle for me and my clients. So, while I don't have the expertise to be in the battle, I can help fund the fight."
>
> Tina Griffin, *RPAC Major Investor*

RECENT UTAH RPAC WINS FOR YOU & YOUR CLIENTS

STRENGTHENING UTAH'S HOUSING FRAMEWORK

H.B. 68 Housing & Community Development Amendments
[Rep. Calvin Roberts/Sen. Lincoln Fillmore]: **PASSED**
This bill creates the Division of Housing and Community Development within the Governor's Office of Economic Opportunity. The reorganization consolidates housing resources, assets, and expertise in a single office, focusing all the state's efforts on addressing the housing crisis in Utah, without growing government.

H.B. 306 Reinvestment Fee Amendments
[Rep. Ariel Defay/Sen. Kirk Cullimore]: **PASSED**
This bill caps reinvestment fees outside of large master-planned communities, directs HOAs to use reinvestment fees for capital-intensive infrastructure maintenance, and requires that a HOA deposit 50% of a reinvestment fee into reserve funds.

S.B. 122 HOA Amendments
[Sen. Wayne Harper/Rep. Cory Maloy]: **PASSED**
This bill directs the HOA Ombudsman office to make advisory opinions public for the purpose of education, renames association transfer fee to administrative setup fee and requires the collector of that fee to give the HOA an annual accounting of each administrative setup fee collected in a calendar year. It also requires a manager to provide a budget for the HOA annually.

HOUSING SUPPLY & INFRASTRUCTURE

H.B. 492 Transportation, Infrastructure, and Housing Amendments
[Rep. Calvin Roberts/Sen. Kirk Cullimore]: **PASSED**
This bill creates the State Housing Infrastructure Partnership Fund and Board which will make loans to cities, counties, and agencies to help complete approved affordable housing projects across the state. It also creates a process for the state to sell surplus land for the development of owner-occupied affordable housing. Both programs are designed to facilitate more affordable homeownership opportunities for Utahns across the state.

S.B. 284 Local Land and Water Modifications
[Sen. Lincoln Fillmore/Rep. Jill Koford]: **PASSED**
This bill establishes a process for cities and counties to allow the construction of detached accessory dwelling units. The detached ADUs would be built on residential lots 11,000 square feet or larger, with enough space to accommodate fire and health codes and onsite parking, and with the input of cities and counties. Accessory Dwelling Units remain a cost-effective and efficient way to increase our housing supply and help homebuyers qualify for financing.

REAL ESTATE PRACTICE & REGULATION

H.B. 29 Unfair and Deceptive Pricing Amendments
[Rep. Tyler Clancy/Sen. Evan Vickers]: **DEFEATED**
This bill requires disclosure of the total price in advertisements, to eliminate junk fees. The Consumer Protection Division is tasked with enforcement and issuing penalties and fines of up to $5,000 a day. Written broadly, this bill could impact the advertisement of property or real estate services, making REALTORS® exposed to penalties.

H.B. 377 Real Estate Amendments
[Rep. Neil Walter/Sen. Cal Musselman]: **PASSED**
This bill extends the implementation date for the property manager license to January 1, 2027, and directs the Division of Real Estate to create rules for a dual broker license that allows a dual broker to manage property without obtaining a property management license. It also allows certain property managers to operate without being affiliated with a principal broker, specifically if they manage over 750 units or are employed by a housing authority.

H.B. 395 Real Estate Transaction Amendments
[Rep. Jake Sawyer/Sen. Cal Musselman]: **DROPPED**
This bill creates a closed real estate communication network and requires real estate professionals to pay for and use the network for all communication related to the real estate transaction to combat wire fraud.

PROPERTY TAXES & HOUSING AFFORDABILITY

H.B. 161 Property Tax Modifications
[Rep. Jill Koford]: **DROPPED**
This bill increases the percentage of the fair market value of a primary residential property that is exempt from property tax from 45% to 60%.

S.B. 97 Property Tax Rate Amendments
[Sen. Dan McCay]: **DEFEATED**
This bill includes a provision that removes residential exemption for rental properties owned by a business entity or person, even if the property serves as a primary residence for the tenant, significantly increasing taxes on rental properties.

S.B. 309 Single-family Home Rental Modifications
[Sen. John Johnson]: **DEFEATED**
This bill requires all owners and property managers to register single-family home rentals with the Division of Real Estate or face a penalty, requires the Division of Real Estate to provide that information to counties to verify an owner's eligibility for the primary residential exemption, and creates a new excise tax for owners of 25 or more single-family rental homes.

To view a list of other important legislative issues, visit the REALTOR POLITICAL ACTION COMMITTEE website at realtorparty.com