

WASHINGTON REALTORS® REALTORS® POLITICAL ACTION COMMITTEE POLICIES & GUIDELINES

I. The RPAC Purpose

To coordinate the political affairs and RPAC functions of the association. RPAC money is to be used only for direct contributions and independent expenditures for REALTOR® endorsed candidates.

II. REALTORS® Political Action Committee Goals

RPAC goals will be based on the calendar year in which they are set. Therefore, all money raised by the member associations through mid-December (cut-off date determined by NAR) will be applied toward their RPAC goal.

The RPAC goal is based on a per member amount, set each September of the previous year by the RPAC Trustees.

III. Distribution of Funds

Under the current distribution formula 30% will be sent to the National Association of REALTORS® Political Action Committee (NAR-PAC). The local association RPAC accounts will receive 25% and 45% will remain in the state RPAC account. After each local association meets their RPAC goal, the distribution of funds shall be 50% for the local association RPAC account and 50% for the state RPAC account.

All accounts will be held by the state association.

IV. Fundraising

- A. Dues Billing: Allocating space on the dues billing forms for voluntary political investments is an effective tool for fund raising. It ensures that all members are solicited for an RPAC investment, and it makes it easy for them to invest when they pay their dues. RPAC dues billing, as well as all other RPAC money collected, shall be sent to WA REALTORS® within ten days of receipt.

Individual associations are free to decide what suggested investment figure to use for their dues billings, but it is important to use a specific figure.

It is recommended that \$25 be used as the "standard" suggested investment figure to become a "Political Survivor".—If possible, a suggested

amount greater than last year's investment is ideal. The form must clearly state that the investment is voluntary.

- B. Annual RPAC Drive: An annual time period dedicated to fundraising has also proven to be successful. The drive period must be long enough to allow adequate time for solicitation, yet short enough to accomplish the most in the least time.
- C. Master list of all Association members can raise a surprising amount of money. It is important that each volunteer has personally invested in RPAC and that he/she be specific with the request. A phone bank is very useful when used as a "clean up" campaign, after the other types of fund raising have been used (luncheon, breakfast events, etc.).
- D. Face-to-Face Solicitation: Although face-to-face solicitation is time-consuming, most professional fund raisers agree that, while certain other techniques may be more productive in raising money from a larger number of people, face-to-face solicitation is almost **always the most effective way** to get an investment from any one individual.
- E. Special Events: These events could be auctions, dinners, luncheons, breakfasts, and numerous other ideas. Refer to the WA REALTORS® RPAC Fund Raising Handbook for other ideas.
- F. Appoint a broker-designated point of contact to help solicit for RPAC within each office.
- G. Leadership Project: The Leadership Project is an annual activity aimed to increase investments to RPAC. Members of the following committees are asked to invest a minimum of \$100 to fulfill the requirements of the Project: Current Executive Committee; Current Active Board of Directors (excluding inactive Past Presidents)_Local Association Presidents, RPAC Chairs/GA Chairs; Legislative Steering Committee; RPAC Trustees; FPC's; and Key Contacts.

V. **Legal Considerations**

Local associations are required to submit all contributions to the Washington REALTORS® in a timely fashion.

Under federal law, RPAC contributions must be transmitted to a designated receiving agent of the National Association of REALTORS® RPAC (in this case the WA REALTORS®) within 10 days of the date of receipt.

The WA REALTORS® will in turn transmit those contributions to the National Association of REALTORS® within the 10- day time limit of the date of receipt. The WA REALTORS® will also fulfill the necessary filing and reporting

requirements to the county and state governmental agencies as specified by the appropriate election laws.

VI. Tax Implications

The 1987 Federal Tax Law eliminated deductions for political contributions. It is recommended that members check with their tax attorney for regulations governing their particular case.