

CCAR Member Memo – December Edition

December 20, 2024

Dear CCAR Members,

As we close out the year, I recently tuned into episode 10 of the *Advocacy Scoop Podcast*. This episode offered a reflective look at 2024, and I wanted to share some impactful takeaways with you.

A Year of Advocacy at a Glance:

- **5,000+ Meetings with Lawmakers:** NAR’s advocacy team met with members of Congress and their staff over 5,000 times this year—an average of nearly 14 meetings per day! This unmatched effort underscores the strength and influence of our REALTOR® voice.
- **2024 Election Success:** Out of 469 races in the general election, RPAC supported 452 candidates and won 439 of those races, achieving a remarkable 97% success rate. What’s more, RPAC remains the largest bipartisan PAC in the nation, evenly supporting candidates across party lines.

2024 NAR Policy Highlights:

Here are just a few of this year’s significant advocacy achievements:

- **Protecting Veteran Home Loan Benefits:** NAR safeguarded veterans’ ability to work with REALTORS® when purchasing homes through VA Home Loan Benefits.
- **Raising the Capital Gains Exclusion:** Advocated for the “More Homes on the Market Act” (H.R. 1321), which aims to double the capital gains exclusion on home sales and adjust it for inflation—unlocking more inventory for buyers.
- **Encouraging Commercial-to-Residential Conversions:** Supported the introduction of the *Revitalizing Downtowns and Mainstreet Act*, which offers tax incentives for converting underutilized commercial properties into residential units.
- **Ending “Trigger Leads” Practices:** Championed policy changes to eliminate “trigger leads,” protecting consumers from aggressive calls, texts, and emails after applying for loans.

These wins in advocacy, legislation, and legal efforts are a testament to the incredible work being done to protect our industry and the clients we serve.

As we reflect on these achievements, I want to ask: **Are you part of the one-third of NAR members who support RPAC?** If not, now is the perfect time to get involved and make a difference.

Warm regards,
Jayme