



At more than 26,000 members strong, Michigan Realtors® is consistently recognized as one of the most effective organizations for advocacy in Lansing. The strength of the Realtor® voice reverberates from within the Capitol, throughout the Michigan Courts, and into the consciousness of Michigan voters at the ballot box. The results speak for themselves:

- **Your Lobbyists:** The Michigan Realtors® Public Policy team works full-time making your voice heard at the Capitol, advocating the passage of state laws that support a healthy and vibrant real estate market like property tax reform, the Agency Responsibility Act, and the continuing strong defense against a sales tax on services.
- **Your Lawyers:** The Michigan Realtors® Legal Action Committee works with Legal Counsel to advocate within the Michigan Judicial System, submitting persuasive legal briefs, appearing before the Michigan Supreme Court, and weighing in on precedent setting real estate issues like Eminent Domain (*County of Wayne v Hathcock*), Consumer Protection Act (*Smith v Globe Life Insurance*), and the Transfer Tax (*Gardner v Department of Treasury*).
- **Your PAC:** Realtors® Political Action Committee (RPAC) is one of the largest and most respected PACs in Lansing. RPAC works exclusively to identify and endorse Realtor®-friendly candidates who understand your issues and are willing to apply that understanding in the legislature. With your involvement, 98.6% of candidates endorsed by RPAC took office in 2015.
- **Your IMF:** The Issues Mobilization Fund (IMF) has evolved into one of the most versatile and important advocacy tools at your disposal. Since 2006, the Michigan Realtors® Board of Directors has utilized the IMF to pass two statewide ballot proposals. These victories strengthened Michigan's eminent domain protection and modernized business taxes by eliminating the job-killing personal property tax. The IMF has also been used to successfully fight for our local associations against ordinances that would have a detrimental impact on the day to day business activities of our membership and to develop legislation to help the industry such as the Commercial Broker Lien Act (Public Act 201 of 2010) and the Agency Responsibility Act (Public Act 91 of 2008). Additionally, the IMF is used for independent expenditure campaigns to advocate for the election of Realtor® champion candidates. IE campaigns have been successful in electing four Supreme Court justices and two Realtors® to the State legislature.

Your Rivals

Today, however, we find ourselves at a crossroads. The *Citizens United* decision opened the floodgates for corporate funding in elections, overwhelming the IMF in terms of dollars raised and endangering the strength of our voice at the capitol. Your voice has been successful on every front to date. However, competing ideologies and out-of-state interests, have identified ballot proposals and Independent Expenditure Campaigns as the new wave of the future for effectuating rapid and drastic change. To that end, your IMF's versatility and importance cannot be overstated.

Your Realtor® leadership strongly supports keeping your voice at the forefront of issue advocacy. It is estimated that spending on Michigan's 2014 election topped \$127 million, and at least a dozen possible statewide ballot proposals appear every two years. A robust IMF is vital in fending off mounting attacks on our industry, private property rights, and Michigan's economic recovery.

Keep Your Voice Strong

The \$40 dedicated IMF assessment will ensure that we remain strong into the future and ready to protect the real estate industry against a proliferation of well-funded threats.

For more information please contact the Michigan Realtors® Office: 517-252-4549



MICHIGAN REALTORS®