

2023

TREPAC

For the Busy Broker and Manager



TREPAC BY THE NUMBERS

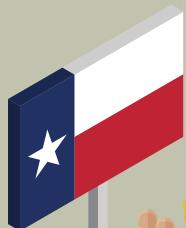


100% of your TREPAC investment

supports REALTOR® Champions—elected officials who know the value of real estate to Texas's economy and fight for REALTOR® and consumer issues.



TREPAC is the largest and most successful association PAC in Texas and is a model for REALTOR® PACs across the nation.



53

dedicated TREPAC trustees from across Texas are working for you.

1 GOAL:

Raise and disburse funds to promote home ownership, protect real-property rights, and increase political awareness.

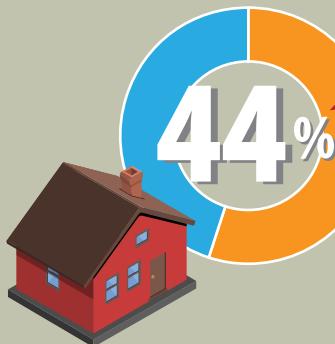


3 WAYS TO STAY INFORMED.

 Text TREPAC to 512 559 1082

 Follow @TexasTREPAC on Twitter

 Visit and like facebook.com/TREPAC



2x TREPAC investors vote at **twice** the national average.



of Texas REALTORS® invested **\$7.38 MILLION** to protect private-property rights in 2022



YOUR ANNUAL TREPAC INVESTMENT



That's a great return on your investment...

51 YEARS

Since 1972, TREPAC has supported candidates who fight for REALTOR® and consumer issues.

Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9155 to obtain information about your contributions.

Table of Contents

| | |
|-----------|--|
| 2 | 5 things to know about TREPAC |
| 4 | How to make TREPAC a priority in your office |
| 6 | Run the numbers |
| 8 | TREPAC as business protection |
| 10 | Why I invest in TREPAC ... |
| 12 | TREPAC Leadership Team |
| 13 | Connect with TREPAC Staff |
| 14 | TREPAC Trustees |
| 16 | Raising awareness and money |
| 18 | What is the REALTOR® Party? |
| 20 | Broker Involvement Program |
| 22 | A history of success |
| 26 | So ... what's your goal? |
| 29 | Connect with TREPAC |

5 things to know about TREPAC





“The mission of Texas REALTORS® Political Action Committee (TREPAC) is to raise and disburse funds to promote homeownership, protect real property rights, and increase political awareness.”

TREPAC is the largest grassroots political action committee in Texas.

Our direction and support come from Texas REALTORS® who volunteer their time and expertise to ensure Texas real estate is protected at all levels of government.

TREPAC dollars do not come from member dues.

They are voluntary investments from members of the local, state, and national REALTOR® associations who believe in REALTOR® issues.

TREPAC doesn't support one party over the other.

We are the REALTOR® Party. TREPAC supports candidates who understand the importance of a strong real estate market to the Texas economy. All candidates are vetted by REALTOR® leaders, like yourself, to ensure each one is a REALTOR® champion.

Only 44% of Texas REALTORS® invested in TREPAC last year.

Are your agents among the 56% who didn't see the value of protecting the future of their business last year? That means 44% of Texas REALTORS® worked hard to protect your business last year—don't let them carry that burden alone this year. ★

How to make TREPAC a priority in your office



Being a Texas REALTOR® is about more than helping Texans buy and sell real estate. To be successful, you must know the issues, be informed, and protect clients, consumers, and the real estate industry. One of the best ways to achieve these goals is to create a PAC culture by investing in TREPAC.

Here are a few simple ways to establish a PAC culture in your office.

Speak up about the importance of TREPAC

Too many agents just don't care about politics, government, or the PAC. Hearing it from you will make a difference.

Lead by example

When you invest in TREPAC, your agents are more likely to invest.

Educate your agents

Need a speaker for your next sales meeting or other gathering? TREPAC Trustees and association staff can bring the latest information right to your office.

Challenge your agents

Set a goal to reach 100% TREPAC participation in your office. It's attainable.

Follow up on TREPAC participation

Your agent said she was going to invest ... but did she? Assign a TREPAC liaison from your office to follow up.

Know the issues

No matter how you like to get your information, TREPAC has a solution for you:

- Text "TREPAC" to 512 559 1082 for instant news and updates
- Sign up for the Legislative Liaison email newsletter for updates during legislative sessions and throughout the year at texasrealestate.com/liaison
- Read the TREPAC newsletter at trepac.com/newsletter

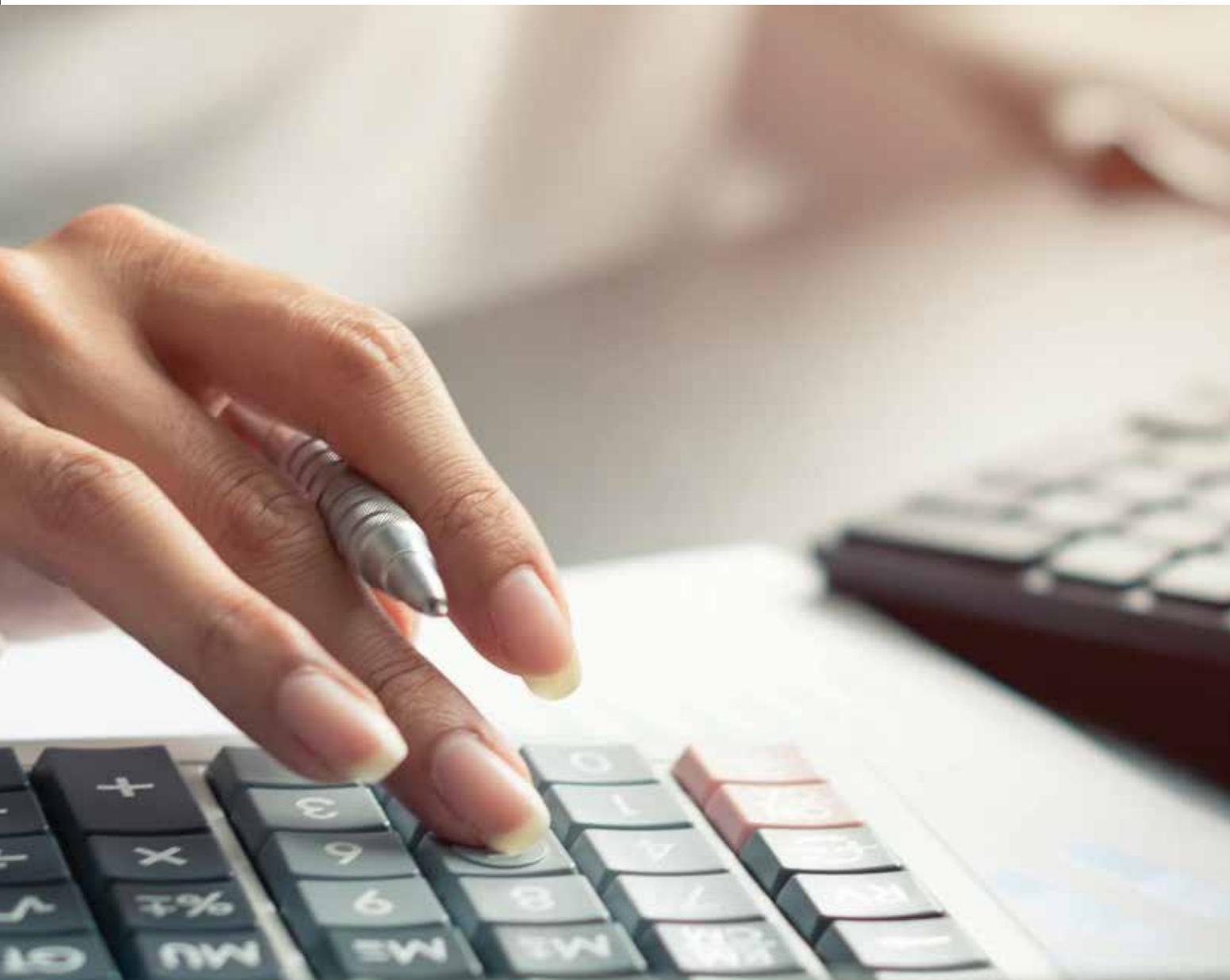
Engage on social media

Follow @TexasTREPAC on Twitter and like our page at [Facebook.com/TREPAC](https://www.facebook.com/TREPAC).



Run the numbers

Use this sample TREPAC calculator to see how much TREPAC saves you every year. View the online version at TREPAC.com/calculator.



Calculate Your Savings

| | | Example | Calculate your savings |
|--|---------------|--------------|------------------------|
| Constitutional Ban on Transfer Tax A tax on the transfer of real property would discourage homeownership in Texas. According to a leading economist, that translates into a 7% reduction in sales volume. | Sales volume | \$ 1,800,000 | |
| | | X 0.07 | X 0.07 |
| | | X 3%* | |
| | Your savings | \$ 3,780 | |
| Mixed-use vehicle tax Some county tax assessor-collectors were targeting Texas REALTORS® for an ad-valorem (property) tax on personal vehicles. This new tax could've spread statewide to all Texas REALTORS® and other independent contractors. | Vehicle value | \$ 37,000 | |
| | | X 0.0275 | X 0.0275 |
| | Your savings | \$ 1,017.50 | |
| Professional fees Supported legislation to repeal the "occupations tax" that real estate brokers pay for their two-year license in Texas. | Your savings | \$ 300 | |
| Tax on services We've defeated attempts to extend the state sales tax to professional services. Had they passed, your commissions would have been taxed at 8.25%. | Sales volume | \$1,800,000 | |
| | | X 0.0825 | X 0.0825 |
| | | X 3%* | |
| | Your savings | \$ 4,455 | |
| Add up your total annual savings When you add it all up, TREPAC is an incredibly valuable pocketbook protector. By investing in TREPAC, you get to keep more of your hard-earned money. | Your savings | \$ 9,552.50 | |

More examples

| Sales volume | Gross commission* | Transfer tax | Tax on Services | Vehicle value | Vehicle tax | Professional fees | Your annual savings |
|--------------|-------------------|--------------|-----------------|---------------|-------------|-------------------|---------------------|
| \$500,000 | \$15,000 | \$1,050 | \$1,238 | \$24,000 | \$660 | \$300 | \$3,248 |
| \$1,500,000 | \$45,000 | \$3,150 | \$3,713 | \$27,000 | \$743 | \$300 | \$7,905 |
| \$3,000,000 | \$90,000 | \$6,300 | \$7,425 | \$57,000 | \$1,568 | \$300 | \$15,593 |
| \$5,000,000 | \$150,000 | \$10,500 | \$12,375 | \$60,000 | \$1,650 | \$300 | \$24,825 |
| \$10,000,000 | \$300,000 | \$21,000 | \$24,750 | \$85,000 | \$2,338 | \$300 | \$48,388 |

*Commissions are negotiable, this example uses a 3% commission.

TREPAC as business protection

Just about every aspect of your livelihood is at risk when the Legislature is in session. That's why TREPAC monitors these statewide issues.

Infrastructure

Water, transportation, and education are all critical to determining where and how consumers live in Texas. Texas REALTORS® and TREPAC strongly support issues relating to funding water and transportation infrastructure projects and increasing effectiveness of education in public schools. This support ensures stability for our business and the strength of the Texas economy.

Tort Reform

Improvements have been made in the Texas civil justice system in the last few legislative sessions to protect consumers and businesses from frivolous lawsuits. Texas REALTORS® and TREPAC support reforms to the legal system, such as limiting the overreaching aspects of the Deceptive Trade Practices Act (DTPA). Such improvements have helped to reduce the volume and extent of frivolous litigation and can save you thousands of dollars.

Franchise Tax Reform

Reform to the franchise tax provides an across-the-board tax cut of 5% and expands the small-business exemption by allowing a business to deduct the greater of \$1 million, 30% of total revenue, cost of goods sold, or compensation from total revenue. This lets you invest more of your earned revenue to be used toward securing and expanding your business.

Sales of Real Property

The Texas economy cannot thrive if markets are not open to all. We supported a measure to allow a home-rule municipality to contract with a broker to sell property owned by the municipality and to pay a broker a fee if the broker produces a ready, able, and willing buyer. This effectively expands a broker's ability to conduct business.



Real Estate Transfer Taxes

As local officials look for new ways to fund city and county services, other states have developed proposals to enact new local taxes, including proposals that place a flat fee or a transfer tax on all real estate transactions. Thanks to a REALTOR®-driven amendment to the Texas Constitution in 2015, taxing entities will never be able to impose a transfer tax on any real estate sale in Texas.

Recently, local title companies and REALTORS® have encountered a new form of real estate transfer fee whereby developers or property owners place a deed restriction on property that requires a transfer fee to be paid to a designated entity or individual. We prohibited these deed restrictions for private gain, thereby protecting future clients and transactions.

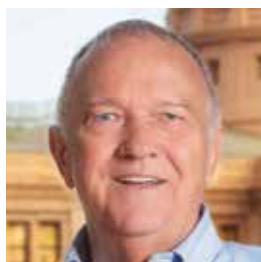
Texas REALTORS® and TREPAC remain committed ensuring the Texas real estate market does not become the next California or Florida.

Rental Registration

Several cities across Texas have undertaken unnecessary restrictive measures on rental property in their communities in an effort to monitor landlords and generate revenues through registration and inspection of rental property with permitting and other subsequent fees. Texas REALTORS® and TREPAC are working hard to make sure such policies do not get implemented in your communities. 

Why I invest in TREPAC...

These Texas real estate
brokers share why
they invest in TREPAC.



Bill Evans
Diamond Platinum R

"REALTORS® do more for our clients than just show houses; one thing is to make sure property owner rights are protected. TREPAC makes sure our voices are heard, and that we have a seat at the table when legislation is presented."



Mary Frances Burleson
Diamond Platinum R

"If you are in the real estate profession, you are in the business of politics. You need to be informed and you need to have a voice –that's what TREPAC does for us. I have always been a big believer in putting your money where your mouth is."



Mike Brodie
Lifetime Platinum R

"TREPAC is not a cost of doing business, it is an investment in your future and the property rights of Texas."

These Texas real estate brokers share why they invest in TREPAC.



REGION 1 **Cindy Habel** Amarillo

"Investing in TREPAC isn't just important for our industry, it's also an investment in our clients."



REGION 2 **Scott Senter** Abilene

"TREPAC is the professional REALTOR®'s avenue for giving back and protecting private property rights for the benefit of all Texans!"



REGION 3 **Alberto E. Vazquez** Arlington

"TREPAC is insurance for protecting private property rights, homeownership, and our real estate profession."



REGION 4 **Melissa Hailey** Collin County

We educate clients on advocacy efforts for Texas homeowners. This demonstrates to them that we invest in our profession and go above and beyond for our clients—even before or after the sale."



REGION 5 **Teri Norwood** Longview Area

"TREPAC helps protect private property rights, which are the life blood of our industry. Investing in TREPAC is one of the easiest ways to make a long-term difference!"



REGION 6 **Victoria Printz** Permian Basin

TREPAC is such a valuable investment of my dollars! What a benefit to know we, as REALTORS®, are well represented while still being able to work!"



REGION 7 **Sandra Alaniz** Laredo

TREPAC is critical to our success as REALTORS®, especially now to ensure our status as essential workers."



REGION 8 **Avis Wukasch** Williamson County

"Just as we have demonstrated that real estate is essential statewide, TREPAC is an essential part of our business. Our industry cannot survive without REALTOR® investments."



REGION 9 **Charlotte Ragan** Beaumont

"My TREPAC investment gives me a strong sense of security that I will always have a future with real estate as my income for as long as I want to work—and I'm not retiring anytime soon."



REGION 10 **Robert L. Peltier, Jr.** Brazoria County

TREPAC is real grassroots democracy in action. Your investment is your voice telling lawmakers that real estate is a priority for all Texans.



REGION 11 **Robby Valadez, Jr.** Greater McAllen

"Real estate is our chosen livelihood, and as industry leaders, we must protect and invest in ourselves. TREPAC works for us."



REGION 12 **Bill E. Jordan** MetroTex

"My TREPAC investment is more important now than ever. The changes that will take place during and after this pandemic may raise costs at all levels of government. TREPAC helps ensure real estate isn't on the menu when policy makers are searching for new funding sources."



REGION 13 **Philip Becker** San Antonio

"TREPAC keeps my business and my clients safe from government overreach in regard to regulation, taxes, and private property rights."



REGION 14 **Jemila Winsey** Houston

"TREPAC is a cornerstone of my business. Knowing that our clients' investments in real estate are protected provides us the confidence to always put our best foot forward in all transactions. It's a great feeling to know that we are not just selling homes, we are changing lives."



REGION 15 **Robert Wright** Austin

"TREPAC sets the tone for advocates that we have a strong interest in protecting the consumer and private property rights."



REGION 16 **Linda Bastraw** Greater El Paso

"TREPAC means protecting private property rights and protecting our industry."

TREPAC Leadership Team

***The more your
agents invest the
more they want
to know about
the issues they're
impacting.***

***For more
information
contact your
TREPAC trustee
or TREPAC staff.***



TREPAC CHAIRMAN

Ben Rodriguez

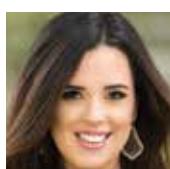
Beaumont
409 782 5764
sold@setxhomefinder.com



TREPAC FIRST VICE CHAIR

Melinda Randall

Longview
903 968 4026
melindarandall@live.com



TREPAC SECOND VICE CHAIR

Nicole Lopez

Houston
832 430 7747
nicole@markdimasteam.com



TREPAC IMMEDIATE PAST CHAIR

Nancy Garcia

Dallas
214 364 9337
garciank@att.net

Connect with TREPAC Staff



Leslie Cantu
TREPAC DIRECTOR
512 370 2117
lcantu@texasrealtors.com



Andrea Friedman, AHWD, e-PRO, RCE
ASSOCIATE DIRECTOR OF TREPAC
512 370 2147
afriedman@texasrealtors.com



Zhelun Chen
TREPAC MANAGER
512 370 2164
zchen@texasrealtors.com



Veronica Canales
TREPAC COORDINATOR
512 370 2122
vcanales@texasrealtors.com



Scout Garza
TREPAC STAFF ACCOUNTANT
512 370 2165
sgarza@texasrealtors.com



Becky Smith
TREPAC ACCOUNTING CLERK
512 370 2163
bsmith@texasrealtors.com

TREPAC Trustees

REGION 1



Celia Welsch

Amarillo, Dalhart,
Dumas, Pampa
ceila.welsch@gmail.com
806 358 1920



Rich Eberhardt

Lubbock, Plainview
rich@remaxlubbock.com
806 438 0071



REGION 4

Brenda Rogers

Collin Co., Gr Texoma
consideritsold100@gmail.com
972 567 1921



REGION 8

Vacant

Fort Hood Area,
Highland Lakes,
Temple Belton,
Williamson Co.



Jim Simpson

Collin Co., Gr. Texoma
jim_saves@yahoo.com
903 583 1615

REGION 2



Aaron Nelson

Nolan Co., San Angelo
aaron_nelson@live.com
325 944 3596



REGION 5

Dona Willet

Longview Area,
Paris, Texarkana,
Titus Camp Morris
Upshur
dona@donawillett.com
903 297 3198



REGION 9

Olivia Kiritsy

Jasper Area, Lufkin,
Nacogdoches Co., Tall
Pines
olivia@loblollynac.com
936 645 9006



Gary Bone

Abilene, Heartland,
Stephenville
gary.bone@kw.com
325 692 4488



Ted Conover

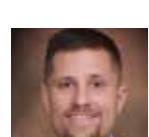
Gr. Tyler, Henderson Co.,
Navarro Co., Palestine
tfconover@aol.com
903 525 9850



REGION 10

Sue Cornell

Brazoria Co., Galveston,
Matagorda Co.
csuecornell@yahoo.com
979 299 2160



Tyler Methvin

Wichita Falls
tyler@wfdomain.com
940 767 5060



REGION 6

Joe Garcia

Odessa, Permian Basin
joe@joevgarciatoday.com
432 978 2077



REGION 11

Gemma Anthony

Bee Co., Coastal
Bend, Rockport Area,
San Patricio Co.,
Victoria Area
gemma8511@gmail.com
210 885 0447



REGION 3

Rebecca Ray

Gr. Denton/Wise Co.,
Gr. Lewisville
rraybroker@gmail.com
214 415 5918



Corey Harris

Arlington, Johnson Co.
dreamcity.corey@gmail.com
817 903 7071



Paul Epperley

Granbury, Gr. Fort
Worth, Gr. Metro West
paulepperley@judgefite.com
817 807 8721



REGION 7

Vacant

Bandera Co., Central Hill
Country, Four Rivers,
Kerrville



REGION 12

Vacant

Del Rio, Eagle Pass,
Laredo, Uvalde

TREPAC Trustees (cont.)



Jonathan Lindley

Brownsville/S. Padre Island, Gr. McAllen, Harlingen, South Padre Island
jl@jonathanlindley.net
956 583 9696



Tracie Hasslocher

San Antonio
tracie@09boutique.com
210 863 2629



REGION 15

Becky DeButts

Austin
bdebutts@att.net
512 554 7847



Lynn Yaklin

Corpus Christi
lynn.yaklin@sbcglobal.net
361 592 4073



Jemila Winsey

Houston
jemila@eralegacyliving.com
713 551 1842



Aaron Mullens

Austin
aaron@themullensgroup.com
254 716 2487



REGION 12

James Martin

MetroTex
jamesmartin
@daveperrymiller.com
214 770 0781



Quenton Rockwell

Houston
qrock
@thenationofrockwell.com
832 658 1796



Jennifer Lish

Austin
LishJennifer@gmail.com
512 296 8187



Teresa Rutherford

metrotexteresa
@dfwrealtors.com
817 996 4433



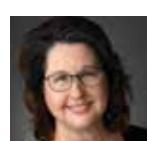
Samantha Plomer

Houston
samantha.plomer
@compass.com
281 757 6865



Lizeth Smith

Gr. El Paso
lizethsmith21@gmail.com
915 637 6057



Cindy Baas

MetroTex
cindy@cindybaas.com
817 948 6008



Lauren Price

Houston
lauren@hellolakehouston.com
832 454 9456



Vacant

Central TX Commercial
North TX Commercial
South TX Commercial



Sean Hooper

MetroTex
seanhooper@ebby.com
214 603 2855



Tina Wilcher

Houston
Realtortinawilcher@gmail.com
(281) 403 5543



AT LARGE TRUSTEE

Bill Evans

bill@billevans.com
512 797 7587



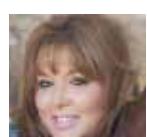
Todd Bingham

MetroTex
todd.bingham@gmail.com
817 706 8183



Amanda Boyd

Houston
amanda.boyd@compass.com
936 661 2857



ASSOCIATION EXECUTIVE APPOINTEE

Lindsay Wright

ae@texomarealtor.com
918 261 5968



Beatrice Briseño

San Antonio
brisenoteam@gmail.com
210 639 8150



Theresa Hill

Houston
theresa.hugheshill
@compass.com
832 243 6363



GOVERNMENTAL AFFAIRS DIRECTOR APPOINTEE

Eileen Wolf

ewolf@abor.com
512 454 7363

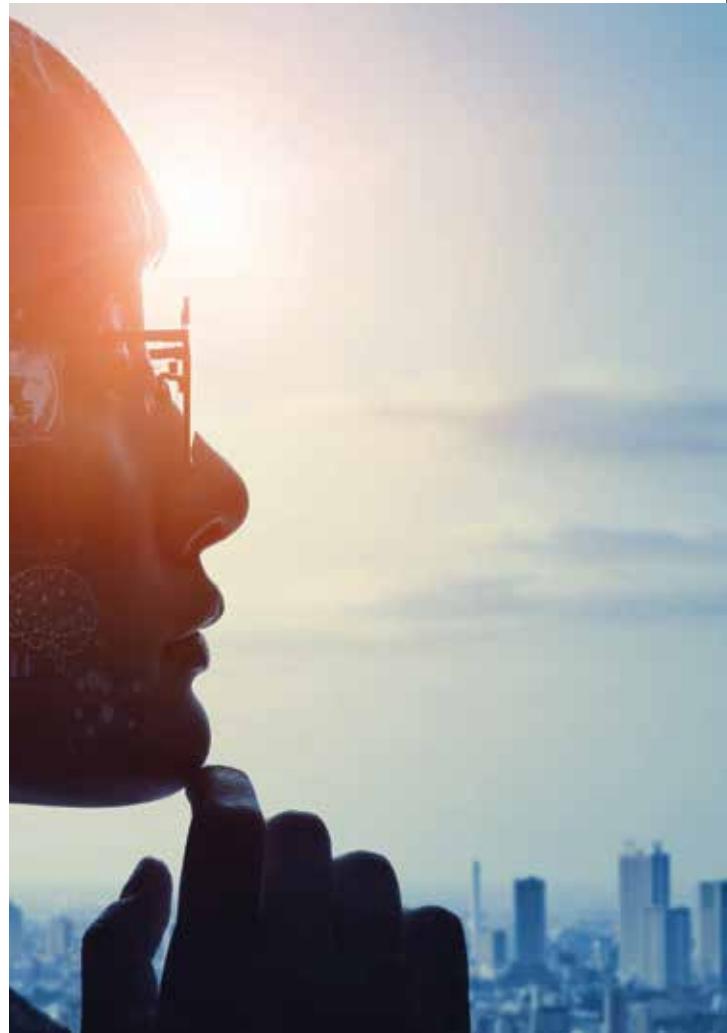


Cortney Gill

San Antonio
cortney@gsgproperty
management.com
210 410 7153

Raising awareness and money

There are several ways you can foster a PAC culture among the agents in your brokerage, in addition to setting a great example by investing in TREPAC yourself.



Do your dues.

Encourage your agents to make their annual investment to TREPAC when paying their membership dues. It takes care of their investment early and really is the easiest way to invest.

Use a disbursement authorization.

Ask your agents to authorize a small amount from each closing disbursement. If an agent authorized \$10 from every transaction, they would reach their goal with ease. Consider challenging your agents by matching their investment. You could quickly become a TREPAC Major Investor. (See example page 17.)

Designate a TREPAC representative for your office.

Your agents will be responsible for keeping the office informed about issues that affect your industry. This builds confidence that is often the first step to leadership roles within your local association.

Office "fun"draisers.

Host a bake-off, an office decorating contest, or an office happy hour all in support of TREPAC. These activities are fun and easy to do by hosting an auction or selling TREPAC tickets to participate.

Broker-to-agent challenges.

Challenge your agents to participate in TREPAC at the \$110 level, then recognize all those who do.

Office-to-office challenges.

Challenge another broker's office to have 100% office participation by a deadline. The losing office must provide lunch for the entire group, or the losing broker must sing at the winning broker's next sales meeting. Creativity is strongly encouraged!

Provide a legislative update during sales meetings.

Invite your TREPAC trustee or a Texas REALTOR® staff member to speak to your office about important legislative issues impacting your agents and clients.

Celebrate a month of TREPAC.

Why not devote an entire month to TREPAC? Try a different activity every day or week. By devoting an entire month to TREPAC, you can mix it up a little, and then you are done for the rest of the year. Don't forget to advertise by putting up a banner to showcase TREPAC.

Become a TREPAC-certified brokerage.

The best way to get your agents on board is to show off how proud you are, as a broker, of your office's TREPAC support. Meet the goals to become a TREPAC-certified brokerage and your office will be recognized with a certificate to proudly display in your office.
(See page 21.) 

Sample Disbursement Authorization

Title Company: _____

Escrow Officer: _____

Office Phone/FAX/email: _____

Property Address: _____

Buyer: _____

Seller: _____

Closing Date: _____

Sales Price: \$ _____

Commission Rate: _____

When signed below, Mock Texas Realty authorizes the total commission of the above referenced transaction to be disbursed by separate check and delivered as indicated below. If for any reason the commission amounts on the checks are different from this letter of authorization YOU MUST OBTAIN APPROVAL.

Sales associates are not authorized to modify commission agreements.

Commission Amount Due: \$

Other Compensation: \$

Total Gross Commission: \$

Outstanding Balance/Split: \$

TREPAC Investment: \$

(Send TREPAC check to P.O. Box 2246, Austin, TX 78768
with agent's name and TREC license number in the memo line)

To Other Party: \$

Net Balance to Agent: \$

Approved By:

Date:

Title Company or closing attorney shall deliver checks payable to Mock Texas Realty, the closing statement, a correct copy of the final contract, and a copy of this form directly to Mock Texas Realty after funding. Checks to associates may be delivered directly to associates.

Mock Texas Realty
1010 Realty Dr., Suite 100
Austin, Texas 78768

Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30106. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9155 to obtain information about your contributions.

What is the REALTOR® Party?

You'll probably hear TREPAC trustees say "We are the REALTOR® Party" ... but what does this mean? We are an energized movement of real estate professionals fighting to keep the dream of homeownership alive for this country. No matter which side of the aisle you sit on, the REALTOR® Party has kept one goal in mind: fight for real property rights and the real estate profession to ensure a sound and dynamic real estate market.

From city hall to the U.S. Capitol, our elected officials are making decisions that have a huge impact on the bottom line of Texas REALTORS® and their clients. With your support, the REALTOR® Party will continue to ensure Texas REALTORS® have a seat at the table. Join the REALTOR® Party today.

Political Affairs programs

You can make a difference. Choose a program that allows you to claim your place at the table.

Contact

POLITICAL AFFAIRS DIRECTOR
Brandon Alderete

512 370 2124
balderete@texasrealtors.com.

REALTOR® Party Mobile Alerts (RPMA)

REALTOR® Party Mobile Alerts, NAR's advocacy texting platform, offers REALTOR® Associations and REALTORS® a way to stay connected directly from their cell phone or tablet. When a national or state legislative call for action is launched, subscribers get a short text message, containing information to take action.

REALTORS® can sign up for REALTOR® Party Mobile Alerts by texting the word REALTORS to 30644.

Opportunity Races

When a local association identifies a candidate, who needs extra help getting elected, local leaders collaborate with Texas REALTORS® to engage in an Opportunity Race. This program allows the association to provide resources that encourage voters to elect local or statewide candidates who support issues important to Texas REALTORS® and property owners: texasrealestate.com/or.

Texas REALTOR® Delegate Program

Delegates play an important role in developing party platforms and ensuring real estate is a priority for both major parties: texasrealestate.com/delegate.



Texas REALTOR® Public Officials

The Texas REALTORS® Public Official Program (RPO) identifies Texas REALTORS® who have been elected or appointed to serve as public officials at local, state or federal levels. Tell association staff if you know a REALTOR® public official: texasrealestate.com/rpo.

Texas REALTOR® Candidate Academy

Have you thought of running for office? Get ready for the challenges of the campaign trail with training from the Texas REALTOR® Candidate Academy. Learn more at texasrealestate.com/academy.

Candidate Interview Program

Local associations meet with candidates and find out if they support real property rights and the real estate industry: texasrealestate.com/candidateinterviews.

Legislative Liaison

The email newsletter just for Texas REALTORS® will keep you up to date on issues in Austin and Washington, D.C., that could affect your business. Messages are typically sent at least weekly during the Texas legislative session and periodically during the interim: texasrealestate.com/liaison.

Legislative Contact Teams

The Texas REALTOR® Legislative Contact Teams are vital to the success of the association's political and legislative advocacy, especially during legislative sessions. We have legislative contact teams for all 181 members of the Texas Legislature. The teams are comprised of Texas REALTORS® who live in their assigned lawmakers' home districts and are charged with establishing and maintaining a personal relationship with their assigned lawmakers and their staff members.

By presenting the perspective from back home, these Texas REALTORS® become the most effective lobbyists the association has ... and this is an excellent segue into our next popular program... REALTOR® Day at the Texas Capitol.

REALTOR® Day at the Texas Capitol

Join thousands of Texas REALTORS® for a day at the Texas Capitol and advocate for legislation that will benefit your business and property owners.

Voter Registration Program

Being effective at the state capital or city hall begins with making sure Texas REALTORS® and clients are registered to vote. 

Broker Involvement Program

The Broker Involvement Program provides broker-owners with a quick and effective tool to rally their agents on critical legislative issues affecting the real estate industry.

Learn more about the program at realtorparty.realtor/brokersjoin

What Does the Broker Involvement Program Offer?

Voice on Capitol Hill

The program is an opportunity to bring a strong and united REALTOR® voice to members of Congress. With over 16,000 broker owners and 450,000 agents in the program, the REALTOR® voice will be heard loud and clear.

Easy-to-Manage Solution

Nothing needs to be downloaded and there is no cost to the broker. NAR gives the broker-owner or managing broker access to the Broker Portal.

Proven Results

Calls for Action response rates are significantly higher when agents receive their message from their broker. Nearly 40% of all responses on Calls for Action were from agents in the Broker Involvement Program. 



TREPAC Certified Brokerage recognizes brokerages that support private-property rights.

Brokers are among the strongest advocates for real property rights, and TREPAC wants to recognize your brokerage's efforts. The TREPAC-Certified Brokerage program commemorates your dedication to supporting Texas real estate.

To earn TREPAC-Certified Brokerage status, the broker must encourage all sponsored agents to register to vote and 75% of the agents you sponsor must complete the following:

- *Follow TREPAC on social media*
 - » Like [Facebook.com/TREPAC](https://www.facebook.com/TREPAC)
 - » Follow [@TexasTREPAC](https://twitter.com/TexasTREPAC) on Twitter
- *Text "TREPAC" to 512 559 1082 for mobile alerts*
- *Participate in NAR Calls for Action by texting "TXREALTORS" to 30644*
- *Make at least a fair share TREPAC investment to join the Participation Club.*

When your brokerage has met these requirements, **contact TREPAC Manager, Zhelun Chen at zchen@texasrealtors.com** to receive two coveted TREPAC distinctions that commemorate your status:

- *A written declaration of your brokerage's advocacy efforts to proudly display in your office*
- *A TREPAC advocacy badge designed for you and your agents to include in your email signatures.*

Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9155 to obtain information about your contributions.



A history of success

TREPAC/Texas REALTORS® Political Action Committee has a long history of defending your earnings, preserving the health of the real estate industry, and advocating for property owners and real estate consumers.

Here are just a few recent successes.



2021

HOA Reform

Provides Texans with a clear understanding of their communities' management structures and practices, including a cap on resale certificate fees, increased transparency in HOA management, and better due process to resolve disputes.

Increase Broadband Access

Establishes a new Broadband Development Office that would provide grants for expanding access to broadband in eligible areas.

Reform Civil Liability

Ensures small business owners, like REALTORS®, can continue to provide their essential services during times of crisis with protections from certain claims.

Remove Discriminatory Covenants from Real Estate Deeds

Provides a simple option for property owners to remove unconstitutional covenants from their real estate deeds through their county clerk's office.

Eminent Domain Reform

Increases fairness and transparency in eminent domain processes when an entity with authority seeks to acquire their property.



2019

Expand Appraisal Options

Improves the loan process and addressed the shortage of timely appraised by providing buyers more options and allows appraisers to perform evaluations without complying with USPAP when the lending guidelines do not require a full appraisal for a financial transaction.

Flood Disclosure for Tenants

Requires landlords to provide a flood disclosure notice before a lease is signed.

Condo Association Transparency

Increases transparency for property owners by requiring condo associations to make the association's books and records open and available for owners or their representatives.

Property Tax Transparency

Created texas.gov/propertytaxes to give taxpayers access to information on local tax rates that determine their property tax bills.

Property Tax Reform

Give taxpayers more info about how tax rates are set and how to engage in the rate-setting process. Changed the rollback rate for most cities and counties from 8% to 3.5% and require voter approval to exceed the rollback rate.

School Finance Reform

Comprehensive reform of the state's public-school finance system and property tax system to lessen the burden on local property taxpayers while increasing the state's investment in educators and students.

Ended Forced Annexation

Require a municipality seeking to annex an area into its limits to hold an election for the affected residents to decide whether they wish to be annexed.

TREC Sunset Review

Extend TREC for six years, maintain SDSI status, require additional reporting to the Legislature, Governor, and Sunset Commission.



2017

Linkage Fees

Supported legislation prohibiting cities from imposing fees on all new residential and commercial construction.

Seller's Disclosure

Supported a bill providing buyers with information about the impact of nearby military installations.

2015

Transfer Tax/Homestead increase

Supported a constitutional ban on any tax on real estate transfers and a \$10,000 increase of the homestead exemption.

Occupations Tax

Repealed a fee that double-taxed brokers for their two-year license.

Franchise Tax

Supported substantial business tax relief with a 25% reduction in the franchise tax rate.

Equal and Uniform

Required residential and commercial property appraisers adhere to "generally accepted appraisal methods and techniques" when using the equal and uniform provision for property valuation.

Transportation

Required Texas Mobility Funds to be used to decrease debt and eventually pay for roads without the costs associated with borrowing through bonds.



2011

Patent Trolls

Enacted protections against bad faith claims of patent infringement against end users located in or doing business in Texas.

TWIA

Changed funding structure of the Texas Windstorm Insurance Association. Additionally, changed the composition of the board of directors and required a biennial study to promote private market participation.

2013

Infrastructure

Played a key role in addressing the state's long-term water and public education needs.

Property Tax Loans

Helped enact critical consumer-protection laws in the property-tax lending industry.

Eminent Domain

Enacted strong consumer protections in eminent-domain proceedings.

Transfer Fees

Passed a measure that eliminates most private transfer fees on real estate transactions.

TREC

Helped the Texas Real Estate Commission attain a self-directed, semi-independent status, insulating the agency from future state mandated budget cuts and enabling TREC to better serve licensees and consumers.

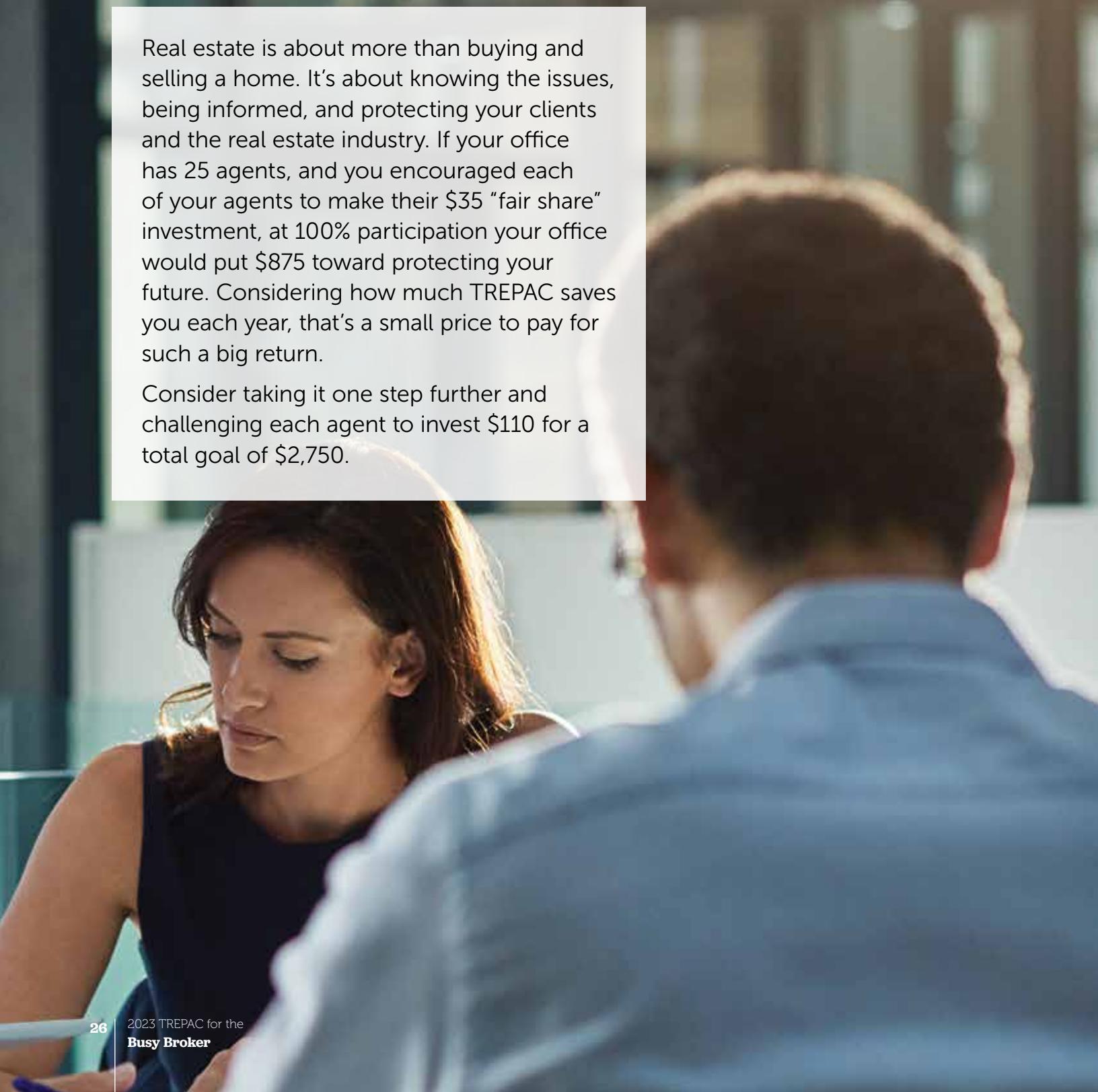
DTPA

Passed a revision to the Deceptive Trade Practices Act that effectively exempts real estate brokerage from liability under the act—as long as the broker or agent hasn't committed an unscrupulous or illegal act. 

So ... what's your goal?

Real estate is about more than buying and selling a home. It's about knowing the issues, being informed, and protecting your clients and the real estate industry. If your office has 25 agents, and you encouraged each of your agents to make their \$35 "fair share" investment, at 100% participation your office would put \$875 toward protecting your future. Considering how much TREPAC saves you each year, that's a small price to pay for such a big return.

Consider taking it one step further and challenging each agent to invest \$110 for a total goal of \$2,750.



It's not a **RED** problem.

It's not a **BLUE** problem.

It's a **PURPLE** solution.

Join your fellow Texas REALTORS®
by showing your style and
support for TREPAC and the
REALTOR® Party.

Order Chucks
Order your
very own
#PurpleSolution
Chuck Taylor
sneakers.



Order Scarf
Order your
very own
#PurpleSolution
cashmere
shawl.



Remember to post pictures showing us
how you are promoting the
#purplesolution campaign.

Be a part of the TREPAC #PurpleSolution campaign!

Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30106. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9155 to obtain information about your contributions.



REALTOR® DAY
AT THE TEXAS CAPITOL



THANK YOU

for helping make 2023 REALTOR® Day at the Texas Capitol our best statewide advocacy event yet!

REALTOR® Day by the numbers:



3,500
Texas
REALTORS®



181
Legislative
Meetings



1,700
Plates of
barbecue served



See more photos from
REALTOR® Day by scanning the QR code.

Connect with TREPAC

No matter how you get your information, TREPAC is there.



Subscribe
to the *Legislative Liaison* at
texasrealestate.com/liaison



Read
Texas *REALTOR*® magazine at
texasrealestate.com/magazine



Follow
@TexasTREPAC and
@TXRealtors_GA on Twitter



Visit
texasrealestate.com/our-blogs



“Like”
facebook.com/trepac



Text
TREPAC to 512 559 1082
for instant text message updates



Read
the monthly TREPAC newsletter

People are talking about TREPAC.



Make sure they're talking about you.
Get involved with TREPAC today.



TRFPAC.com

 @TexasTREPAC

 facebook.com/TREPAC