



RPAC VICTORIES

Thanks to REALTOR® champions elected through RPAC and the advocacy of the GAR lobby team, REALTORS® across Georgia have seen key protections and legislative wins:



Legislation clarified that REALTORS® can legally assist with short sale transactions, overturning previous interpretations by the Georgia Banking Department that had created confusion and limited REALTOR® involvement in these deals.



A proposed 6% state sales tax on real estate commissions was blocked, preventing added costs for clients and preserving REALTOR® compensation.



The ability for REALTORS® to write special stipulations and offer guidance during contract negotiations was preserved, ensuring they can continue serving their clients' best interests throughout the transaction.



During the COVID-19 pandemic, real estate was classified as critical infrastructure, and REALTORS® were recognized as essential workers.



GAR helped stop harmful legislation that would have capped and regulated real estate commissions earned by REALTORS®.



The statute of frauds was strengthened to ensure real estate contracts could not be rescinded or altered by oral agreement.



GAR helped pass legislation to better combat deed fraud and the predatory practices of wholesalers.



GAR helped pass SB 406, which is a comprehensive HOA reform package. It sets a required payment-application order and creates a nonbinding hearing process. The bill also adds notice and cure periods and raises the foreclosure threshold to \$4,000 not to include fines or fees.



GAR helped pass HB 399, requiring corporate landlords to use a Georgia broker or in-state staff that is a property manager, closing a loophole used by institutional investors.



GAR helped pass legislation to make the ejection of squatters a more direct and efficient process.



A proposal to require mandatory termite inspections prior to closing was defeated, preserving flexibility in real estate transactions.



The ability for REALTORS® to collect and distribute escrow funds was protected.



The Georgia Housing and Finance Authority's bond limit was increased from \$3 billion to \$6 billion, expanding access to affordable homeownership through the Georgia Dream Program.



Property owners gained added legal protections through legislation that limits liability in certain trespass situations.



RPAC (REALTORS® Political Action Committee) supports candidates—regardless of party—who champion real estate and private property rights. Your voluntary investment helps elect REALTOR® champions at the local, state, and national levels and supports efforts to protect our industry across Georgia and the country as a whole.