

How RPAC has helped out.



2014 - Protecting REALTORS® who do BPOs/CMAs. Passed an IAR initiative to protect the ability of REALTORS® to do broker price opinions (BPOs) and comparative market analysis (CMAs) for a fee under the existing real estate license law rather than appraiser license law.

2014 - No fire sprinkler mandate by rule. After a proactive legislative effort to prohibit the State Fire Marshal from imposing a sprinkler mandate by administrative rule, the Fire Marshal formally pledged to work within the General Assembly on any new fire sprinkler laws.

2014 - Disclosures for commercial leases stalled. Stopped an effort to impose new and unnecessary disclosure requirements for commercial leases.

2014 - Financing manufactured homes now easier. Helped pass a law to establish a voluntary formal method for legally converting a manufactured home to real property when it is or will be permanently affixed to land.

2013 - Fees on for-sale signs. IAR-supported law insures that REALTORS® will NOT be subject to new fees and state regulation on for-sale signs near interstate highways.

2013 - Limits on retainage. Defeated a bill to impose limits on the amount of retainage (money held back until completion of services) in commercial construction contracts.

2013 - Statewide fire sprinkler mandate. Stopped a far-reaching statewide mandate proposed by the Illinois Fire Marshal that would have required costly fire sprinkler retrofits in existing properties and new construction. REALTORS® believe fire sprinklers should be a choice, not a mandate.

2012 - Multi-family dwelling annual license fee. Stopped a bill allowing all municipalities to license and regulate the use and operation of multifamily dwelling units and to charge an annual license fee.

2012 - Business registration fee. Stopped a bill allowing all Illinois municipalities to enforce a business registration process charging up to \$200 penalty for failure to register.

2012 - Landlord rights. A perennial issue, in this example RPAC helped stop legislation that would have put landlords at risk of losing their property due to the actions of their tenants (so-called "crime free housing" initiatives).

2010 - Ban on private transfer fee covenants. Eliminated private transfer fee covenants, which would require future buyers or sellers to pay a transfer fee to whoever is designated in the covenant on all future transfers

2010 - Short sales, foreclosures factor into tax appeals. Taxpayers can factor short sales or foreclosures - because of their impact on a home value - in reviewing and correcting assessments. (Except in Cook County)

2009 - Banks banned from real estate brokerage. Banks are permanently prohibited from entering the real estate broker age and management business.

2007 - Gross Receipts Tax. Stopped the largest ever tax increase proposed in Illinois history. The "gross receipts tax" would have slowed the economy resulting in a permanent loss in jobs and significant negative impact on the construction and real estate industries.

1997 - Real Estate Transfer Tax. This IAR initiative resulted in a state law requiring home rule units of local government to get voter approval in order to increase an existing transfer tax or impose a new one. Similarly, the expansion of the municipal transfer tax to non-home rule municipalities was halted

1993 - Commercial Broker Lien Act. This law has been very helpful in ensuring that commercial brokers are paid for the services they provide.

1985 - Anti-solicitation law. Prevented a bill that would have radically expanded the state's anti-solicitation law for real estate agents.

Read how [Illinois REALTORS®/RPAC/RVOICE made a difference in the 2014 election](#) and in targeted Opportunity Races around the state.

Learn about the [local GAD Battles in your area](#) where the [RVOICE program](#) has been able to save you and your clients money, stop red tape and fees on real estate transactions, and protect private property rights.