

# Legislative Advocacy

- Real Estate Agency
- Real Estate Transfer Taxes
- Seller Disclosure (Property Conditions)
- State RESPA Laws
- Sex Offender Notification (Megan's Law)
- Tenancies-in-Common
- Tenancies-in-Common
- Minimum Service Laws
- Eminent Domain
- Sale of Real Estate by Banks or Other Financial Institutions

## NATIONAL

Some of the most critical issues our industry is face with are federal issues. The mortgage interest deduction, capital gains, and independent contractor status are all federal issues that are lifeblood to the real estate industry. Some of the other important issues are:

- Accessibility
- Affordable Housing Preservation -- Exit Tax
- Affordable Housing Tax Credit
- Affordable Housing Trust Fund
- Alternative Minimum Tax
- Appraisal - IRS
- Appraisal FHA & VA
- Appraisal Mortgage Fraud
- Bankruptcy
- Banks in Real Estate
- Basel Capital Standards for Banks and Thrifts
- Broadband Access
- Brownfields (Tax Deduction)
- Cancellation of Indebtedness
- Capital Gains -- Carried Interests
- Capital Gains Exclusion on Sale of Principal Residence
- Capital Gains
- Clean Water Act
- Climate Change
- Commercial Real Estate Lending
- Comptroller of the Currency Rulings Expanding Bank Powers
- Data Security
- Database Protection
- Depreciation -- General
- Depreciation -- Tenant Improvements
- Downpayment Assistance
- Equal Housing Opportunity