PROTECTING PROPERTY RIGHTS. PROTECTING PROFITS.

2020–2025 Advocacy Wins for REALTORS® & Investors

MONEY SAVED

WE STOPPED NEW TAXES ON REAL ESTATE

- Blocked sales tax on commissions
- Stopped 11 attempts to raise Doc Stamp tax
- Reduced proposed $1.50 increase to just $0.11
- Opposed 6 additional Doc Stamp increase bills

Why It Matters:

Higher transaction taxes = unaffordable housing.

DEFENDING LANDLORD RIGHTS

- Stopped eviction “clean slate” bill
- Blocked rent control expansion
- Defeated mandatory radon mitigation without owner consent
- Stopped mold/pest “repair & deduct” legislation
- Killed investor property cap (30-door limit)
- Defeated jury trial eviction requirement

Result: Reduced liability. Faster possession. Protected portfolios.

PROTECTING OWNERSHIP & TRANSACTIONS

- REALTORS® deemed Essential Workers during COVID
- Preserved 1031 Like-Kind Exchanges
- Protected Mortgage Interest Deduction
- Secured Online Notary (Dotloop/DocuSign)
- Protected Tax Increment Financing (TIF)
- Prevented $3,000+ exterior shutoff mandate

ADVOCACY PROTECTS EVERY CLOSING, EVERY PORTFOLIO, EVERY CLIENT.

PRO-GROWTH LEGISLATION THAT PASSED

PASSED BILLS - INDUSTRY WINS

- Electronic Notices (LB185)
- Rent Control Prohibition (LB266)
- Mandatory Buyer Agency for ALL licensees
- Increased education standards (60 → 90 hours)
- First-Time Homebuyer Savings Account
- Homestead Exemption Expansion
- Affordable Housing Construction Support
- Owner-Occupied Tax Credit Protection

DOC STAMP IMPACT - REAL COST IMPACT

2020 Avg Omaha Price: $263,544

2024 Avg Omaha Price: $362,891

➡ 37% increase in 4 years

2020 Doc Stamp: $592.98

2024 Doc Stamp: $816.50

Last major increase before 2025?

➡ 2005

POWER OF RELATIONSHIPS - ADVOCACY IN ACTION

When USDA funding froze during a shutdown:

- REALTORS® contacted Senator's office
- National partners engaged
- Funds released in time for closing

That deal closed because relationships were already built.

Advocacy isn't theory. It protects real transactions.

STABLE POLICY = STABLE INVESTMENTS. PROTECTED RIGHTS = STRONGER RETURNS.