

RPAC Victories

Advocacy is vital for the success of any business. Your investment in RPAC helped secure some major victories for our industry and led to one of the best real estate markets in history.

Making Business Easier For You

New Miami-Dade HOA Database

After MIAMI Realtors advocated for more transparency and accountability for South Florida residents, Miami-Dade County commissioners passed an ordinance in March 2022 requiring condominium, co-operative, and homeowner associations to file financial and governing documents into a public online library, just as MIAMI Realtor® and Hallandale Beach Commissioner Anabelle Lima-Taub did for her residents. This database will be made available after the submission deadline of February 2023. Buyers will have access to these documents before submitting offers so they can make an informed decision.

40-Year Recertification & Inspection Reports

Although 40-year recertifications of buildings in Miami-Dade and Broward Counties is not new, buyers asking for inspection reports is. MIAMI Realtors worked with Miami-Dade Mayor Daniella Levine Cava's office to create a searchable public database for buildings located in the unincorporated areas and with Miami-Dade Property Appraiser Pedro Garcia's office to publish more building data and a list of local building departments. We're working with Florida Realtors® and the Dept. of Business & Professional Regulation to include inspection reports in the list of approved items for unit owners. Visit MiamiRealtors.com/40Year

Massive Business Rent Tax Reduction

Realtors® and their customers who rent commercial properties can celebrate a massive cut to the state's burdensome business rent tax. New sales tax revenue generated on purchases made by Floridians to out-of-state retailers will be remitted and applied towards the Florida's Unemployment Compensation Trust Fund, then towards reducing the state's sales tax on commercial leases from 5.5% to 2%, saving commercial tenants an estimated \$1.23 billion annually.

Homebuyer Assistance Programs in One Location

Homeownership can bring stability to families and offer social benefits to communities. That's why federal and state housing assistance funds are provided to local governments with limited flexibility to decide what's best for their communities. With so many programs, terms, and guidelines to follow, this process can be overwhelming. That's why MIAMI Realtors® created one resource page, MiamiRealtors.com/SFHousingPrograms, to help.

This year, the state changed the law to guarantee that 50% of the housing funds are recurring and permanently used for housing, while the remaining 50% can be used for sea level rise and wastewater infrastructure projects. Looking towards the future, we need more flexibility to ensure that our older, affordable multifamily residential buildings are structurally secure and safe.



Protecting You & Your Business

Home-Based Business Protections

COVID-19 changed the way companies conducted business by allowing many employees to work from home. The legislature recognized this and provided protection ensuring that local governments may not prohibit, restrict, regulate, or license a home-based business different from other businesses. A home-based business may employ the residents, plus two onsite workers and unlimited remote ones. Parking should follow local zoning restrictions.

Septic Tank System Disclosure

Miami-Dade County Commissioners passed a new requirement for all sellers to disclose if a septic tank system is located on their property. MIAMI Realtors® worked with commissioners to successfully remove the proposed \$1,000 fine for failure to use the specific language in the ordinance, since the language in Section 4 of Florida Realtors®' seller disclosure form is more beneficial to future buyers. RPAC helped us educate commissioners to a secure victory. Both disclosure forms can be found in Form Simplicity.

COVID Liability Protection

Realtors® and Florida businesses now have significant liability protection from COVID-19 related lawsuits thanks to a new law, which provides immunity if a court determines a company made a good-faith effort to comply with government health standards and requires a physician to attest that the company caused the injury/damage.

REALTORS® Granted Access to Condo Units & Common Areas

After hearing from over 800 members, MIAMI Realtors® and Florida Realtors® successfully convinced the legislature to change the law for condo associations, which now may not use emergency powers during state declared emergencies to prohibit owners, tenants, guests, Realtors® or invitees from accessing the unit and common areas when it is necessary for the sale, lease, or title transfer of a condo unit.

Unlicensed Real Estate Investigations Funded

Realtors® are once again protected with \$500,000 towards investing and combating unlicensed real estate activity, thus protecting our members and your livelihood.



**When You Invest in RPAC,
We Invest in Your Success!**