



Washington REALTORS® Local Association Independent Expenditure Guidelines

The following guidelines for Local Association Independent Expenditures are to ensure the Independent Expenditures effectiveness and to help ensure compliance with rules set forth by the Public Disclosure Commission

Please contact Nathan Gorton, WR Government Affairs Director, with any questions or requests.
Nathan.Gorton@warealtor.org or (360) 943-3100 x115

- Any member of the IE committee serving as an “Agent of the Campaign” (anyone who can make or change a decision of a campaign) must be excused from serving on the IE committee and a replacement will be appointed.
- All members of the IE committee are required to sign a confidentiality affidavit.
- Independent Expenditures for local races require the following:
 - The candidate and/or local ballot measure must be endorsed by the REALTOR PAC for the position they are seeking
 - Before submitting an IE for consideration, the local association shall consult with the WA REALTORS Government Affairs Director to identify opportunities and determine potential campaign plan.
 - The REALTOR PAC Trustees have mandated that Independent Expenditure requests submitted less than 30 days of an election* will not be accepted, provided, in rare, exceptional circumstances, REALTOR PAC Leadership may grant an exception. Staff is not empowered to grant any exceptions. It is encouraged not to wait until the deadline.
 - The local association shall designate one representative to work with the WR GAD
 - The WR GAD, working with the local representative, will coordinate all aspects of IE’s (including design, placement, distribution, etc). The local representative will have authority to speak for the local association and to make decisions when time is of the essence.
 - Before making any expenditure of funds, WR legal counsel must ensure all PDC reporting requirements will be satisfied in a timely manner to avoid a violation of the law
 - Once all provisions for compliance with the PDC reporting requirements are in place and approved by the WR legal counsel, funding for the IE may be released and expended

*Please remember ballots drop 20 days before election day, 30 days before an election gives us 10 days to finalize the IE

RPAC Trustees
Affidavit of No Contact or Coordination

I, _____, a member of the _____ Association of Realtors[®], understand that Independent Expenditure communications to the general public by the Realtors[®] Political Action Committee must be made without coordination with any federal, state or local candidate, including the candidate's campaign staff or party. Accordingly, I hereby certify that to the best of my knowledge and belief I have not communicated with any of the candidates in the ____ (year) general and primary federal, state or local elections identified in the attached Exhibit "A," or with such candidates' staff or any individuals indirectly or directly associated with such candidates' campaign committee, any party committee, or any agents thereof (hereinafter collectively the "Candidates.") In particular, except as described on a separate page attached to this affidavit (if any), I have not discussed with any Candidates (1) their campaign plans, projects, activities, or needs, or (2) any communications that might be made by NAR, WR or my local Association that identify any Candidates and would be created, produced or distributed:

- (i) At the request or suggestion of the Candidates, or as suggested by NAR or its employees or agents where the Candidates assented to such suggestion;
- (ii) With the material involvement of the Candidates in decisions regarding the content, intended audience, means or mode, media, timing or frequency, or size or duration of the communication;
- (iii) After substantial discussion with the Candidates, including without limitation discussions that may have conveyed to WR material information about the Candidates' campaign plans, projects, activities, or needs; or
- (iv) Involving, to my knowledge, one or more of the Candidates' former employees or independent contractors, or any campaign vendor to the Candidates.

(In the event any such communications have occurred, please check here and provide on a separate page a detailed description of the substance of any communications, including the dates thereof.)

I further agree not to engage in any discussions or meetings with such Candidates (including their respective staffs or any individuals indirectly or directly associated with their respective campaign committee, any party committee, or any agents thereof) prior to their respective elections as indicated on Exhibit A, or unless I am advised by WR that it is permissible to do so. If I am unable to avoid such discussions or meetings, I agree to immediately prepare and to forward to WR, a written memorandum describing the substance of the discussion(s).

Finally, I also acknowledge the legal, electoral and political importance of maintaining the confidentiality of RPAC's intent to engage in the activities described above in support of the aforementioned Candidates, and agree not to disclose or discuss same with any person whatsoever, including but not limited to the Candidates, the media, or members and staff of any state or local association of Realtors[®], until I am advised by the WR or RPAC leadership or staff that it is appropriate to do so.

Signature

Date

Exhibit A

_____ (name of candidate)

_____(year) Primary ___ General ____ election

_____ Senate _____Congressional District of the State of _____.