

2025
LARPAC
SUMMER TRAINING



LOUISIANA

REALTORS®

POLITICAL ACTION COMMITTEE

2025 LARPAC SUMMER TRAINING

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BYLAWS

**Louisiana REALTORS® Political Action Committee
(a/k/a LA Realtors PAC)
AMENDED AND RESTATED BYLAWS**

(adopted October 8, 2018)
(amended November 4, 2020)

ARTICLE I - Name and Definition

The name of this committee is the Louisiana REALTORS® Political Action Committee (a/k/a LA Realtors PAC), hereinafter known as, LARPAC. LARPAC is an autonomous, voluntary, non-profit, unincorporated team of individual REALTORS® of different levels of the REALTOR® family, (local, state, and national) and is not affiliated with any political party. LARPAC is not a branch or subsidiary of any national or other political committee but, abides by the National Association of REALTORS® ("NAR") cooperative agreement.

ARTICLE II – Purpose

LARPAC shall be organized and operated exclusively for the purposes of advocating on issues affecting real estate, and the support of candidates for election to the legislative, executive and judicial offices in the State of Louisiana. LARPAC supports candidates for federal office by providing funds to the REALTORS® Political Action Committee ("National RPAC") a political action committee organized and operated exclusively to support both candidates for federal office and issues promoting free enterprise and real estate ownership on the federal level. Any local or regional request for races that cross board jurisdiction lines require approval from all local Political Action Teams within the race's geographical area. If the members of a local REALTOR® board or association have not established a Political Action Team, approval is required from the local REALTOR® association or board.

ARTICLE III - Membership and Contribution Levels

Section 1. Members:

Membership of LARPAC and National RPAC shall be available to any member or level of the REALTOR® family (local, state, national) or their immediate family that contributes a minimum amount of \$15 to LARPAC. The Board of Trustees may establish additional categories of membership.

Section 2. Candidates for Membership:

The Board of Trustees shall determine all candidates for membership.

Section 3. Additional Membership Contribution Levels:

A.	Participating Member	\$15	Per Year
B.	Active Member	\$35	Per Year
C.	Capitol Club Member	\$125	Per Year
D.	Pelican Club Membership	\$250	Per Year
E.	Magnolia Membership	\$500	Per Year
F.	Cypress Club Membership	\$750	Per Year
G.	Sterling R Membership*	\$1,000	Per Year – President's Circle Members \$1,000 one-time contribution and \$1,000 each additional year to sustain
H.	Crystal R Membership *	\$2,500	\$2,500 One-time contribution and \$1,500 each additional year to sustain; unless President's Circle Member which is a \$2,000 one-time contribution and \$1,000 each additional year to sustain
I.	Golden R Membership*	\$5,000	\$5,000 One-time contribution and \$2,000 each additional year to sustain; unless President's Circle Member which is a \$4,000 one-time contribution and \$1,000 each additional year to sustain

J.	Platinum R Membership*	\$10,000	\$10,000 One-time contribution and \$5,000 each additional year to sustain – same contribution for President's Circle members
K.	President's Circle	\$2,000	\$2,000 per year to a NAR suggested Congress Person or Congressional Party and maintain major investor status with RPAC by contributing the above amounts
L.	Hall of Fame Member*	\$25,000 \$50,000 \$75,000 \$100,000	Over REALTOR® career

* Categories and amounts to obtain and/or sustain are set by the National Realtor Political Action Committee (RPAC) and are subject to change.

ARTICLE IV - Board of Trustees

Section 1. Composition:

To serve as a Trustee on the LARPAC Board of Trustees an individual shall be a REALTOR® member in good standing of a local REALTOR® association or board ("Association/Board") and contribute a minimum of \$1,000 annually to LARPAC.

Section 2. Positions and Terms:

The Board of Trustees shall consist of the following member positions:

A. Local Political Action Team Position – Ten (10) Trustees

One (1) member from each Political Action Team; The Political Action Team established within the jurisdiction of each local association may appoint a member of the Political Action Team for a three (3) year term. The member shall also serve as a member of their local Political Action Team for the entirety of their LARPAC trustee term. If a local Association/Board does not have a Political Action Team, the local board they may appoint a member of the Association/Board.

B. Regional Position – (Four (4) Trustees)

One (1) member from each Region; The term shall be for two (2) years.

- C. Louisiana REALTORS® Legislative Division Director – (One (1) Trustee)
The term shall run concurrently with the Louisiana REALTORS® term.
- D. Louisiana REALTORS® Legislative Committee Chairperson – (One (1) Trustee)
The term shall run concurrently with the Louisiana REALTORS® term.
- E. Major Investor Member – (One (1) Trustee)
Elected by the current Trustees, One (1)-year term
- F. Hall of Fame Member – (One (1) Trustee)
Member that has achieved the status as defined by NAR, elected by the current Trustees, Two (2)-year term
- G. LARPAC Immediate Past Chairperson – (One (1) Trustee)
- H. National RPAC Trustee (If applicable)
Any Louisiana REALTOR® member appointed or elected to the National REALTORS® Political Action Committee's Board of Trustees.
- I. National Major Investor Council Member
Any Louisiana REALTOR® member appointed to serve as the Louisiana designee to the National RPAC Major Investor Council.
- J. Louisiana REALTORS® President – (One (1) Trustee)
Ex-officio **non-voting** member
- K. NAR Participation Council Member
non-voting member
- L. NAR REALTOR® Party Trustee
non-voting member

* National terms shall run concurrently with the National RPAC term.

Section 3. LARPAC Trustee Appointment Process:

- A. The current year LARPAC Chairperson shall notify each Political Action Team and the Board of Trustees by June 1st of each year of any open positions on the Board of Trustees for the following year. Each open position for the following year shall be filled as follows:
 - (1) Political Action Team Position: A Political Action Team shall submit a candidate on the official LARPAC appointment form for their open seat.
 - (2) Regional Position: Political Action Teams within the region of the open seat may submit a candidate on the official LARPAC appointment form for the open

seat. If there is more than one candidate for the open seat the day of the LARPAC Fall Business Meeting, the LARPAC trustees shall elect a trustee for the open seat at the LARPAC Fall Business Meeting.

(3) Major Investor: Each Political Action Team may submit a candidate that meets the requirements. Any Major Investor may also nominate themselves or another Major Investor for the position. The Major Investor Member shall be elected by the current seated Trustees at the LARPAC Fall Business meeting.

(4) Hall of Fame Member: Shall be elected by the current seated Trustees at the LARPAC Fall Business meeting.

- B. LARPAC appointment forms shall be submitted by Political Action Teams no later than sixty (60) days prior to the LARPAC Fall Business Meeting. This form shall be completed by the Political Action Team and returned to the current LARPAC Chairperson in care of the LARPAC staff.
- C. The final slate of the LARPAC Trustees shall be approved at the LARPAC Fall Business meeting.
- D. In the event a Political Action Team fails to submit an appointment by the noted deadline then the LARPAC current year Chairperson shall appoint a qualified candidate from that Political Action Team.

Section 4. Vacancies:

Any vacancy occurring on the Board of Trustees shall be filled as follows and replacements must meet the requirements set forth in Article IV, Section 1.

- A. Local Political Action Team Position: The LARPAC Chairperson shall notify a Political Action Team of a vacancy within ten (10) days of receipt of official notification of the vacancy occurring. The Political Action Team shall have forty-five (45) days from the time they are noticed of the vacancy to submit a qualified applicant to fulfill the un-expired term. If the Political Action Team fails to submit a replacement within the above mentioned time frame then the current LARPAC Chairperson shall appoint a qualified candidate from that Political Action Team.
- B. Regional Position: The LARPAC Chairperson shall notify the Political Action Team that the trustee is a member of about the vacancy within ten (10) of receipt of official notification of the vacancy occurring. The Local Political Action Team shall have forty-five (45) days from the time they are noticed of the vacancy to submit a qualified applicant to fulfill the un-expired term. If a Political Action Team fails to submit a replacement within the above-mentioned time frame then the current LARPAC Chairperson shall appoint a qualified candidate from that Political Action Team to the open seat.

- C. Louisiana REALTORS® Legislative Division Director or Committee Chairperson: If a vacancy occurs in either of these positions, the newly appointed individual(s) to the Louisiana REALTORS® position(s) will fulfill the remainder of the unexpired term(s). If the vacant position(s) is not filled by a new appointee(s), the current LARPAC Chairperson will appoint a member of the Louisiana REALTORS® Legislative Committee to the vacant position(s) for the remainder of the term.
- D. Major Investor Member: The Current LARPAC Chairperson shall appoint a member to serve as Trustee for the remainder of the un-expired term.
- E. Hall of Fame: If there is no qualified Hall of Fame member to serve, this position shall remain vacant.

Section 5. Duties:

The Board of Trustees shall have general supervision and control over the affairs and funds of the committee and shall establish and carry out all Policies and Procedures of the committee. The Board of Trustees shall serve without compensation except to be reimbursed for LARPAC approved travel related expenses. The Board of Trustees shall be updated regarding LARPAC activities. The fiduciary duty of the Board of Trustees shall include the duty of confidentiality, and each member of the Board of Trustees shall execute a Confidentiality Agreement upon appointment as a Trustee of LARPAC.

Section 6. Cooperation with Other Teams:

The Board of Trustees may cooperate with other national, state, and local Association/Board of REALTORS® Political Action Teams, political action committees, and issues fund committees.

Section 7. Removal:

One or more Trustees may be removed, with cause, at a meeting of the Trustees by the affirmative vote of two-thirds (2/3) of the votes present and voted. Prior written notice of the meeting shall be delivered to all Trustees. Such notice shall state that a purpose of the meeting is to vote upon the removal of one or more Trustees named in the notice, and only the named Trustee or Trustees may be removed at such meeting.

Section 8. Absence of a Political Action Team:

“Association/Board” shall be substituted for “Political Action Team” in this Article if a Political Action Team has not been established in the jurisdiction of a local board/association.

ARTICLE V

Section 1. Election and Terms of officers:

Elections will be held at the LARPAC Fall Business Meeting. Officers shall be elected by the majority vote of the Trustees present.

- A. The current LARPAC immediate past Chairperson shall preside over the officer selection committee.
- B. All members of the Board of Trustees interested in holding an officer position for the following year shall submit notice of their interest in running for the office they are seeking in writing no later than sixty (60) days prior the LARPAC Fall Business meeting. This notice shall be sent to the current LARPAC immediate Chairperson in care of LARPAC Staff.

Section 2. General Officers:

- A. The General Officers of LARPAC shall be:
 - (1) Chairperson - Elected by the current Board of Trustees, One (1)-year term
 - (2) Vice-Chairperson - Elected by the current Board of Trustees, One (1)-year term
 - (3) Secretary-Treasurer - Elected by the current Board of Trustees, One (1)-year term
- B. Candidates for general officer positions shall meet the following qualifications:
 - (1) Must be a current member of the Board of Trustees to run for office of the Louisiana REALTORS® Political Action Committee.
 - (2) No officer shall serve in the same office for more than two successive one-year terms.
 - (3) No member of the Board of Trustees shall be eligible to serve as an officer of LARPAC if concurrently serving as President, President-Elect or Secretary-Treasurer of Louisiana REALTORS®.
- C. In the event a current LARPAC Officer's term continues beyond the end of his or her term on the current Board of Trustees, that Officer's term on the Board of Trustees shall continue until the end of his or her term as an Officer of LARPAC.

Section 3. Vacancy of LARPAC Officer Positions

- A. Chairperson: The Vice-Chairperson may ascend to the position of LARPAC Chairperson and would remain eligible to run for an officer position the next year. In the event the Vice-Chairperson does not ascend to the vacant Chairperson position then the current Secretary-Treasurer may ascend to the position of Chairperson to fulfill the unexpired term.
 - (1) In the event neither the Vice-Chairperson nor the Secretary-Treasurer chose to ascend, the Immediate Past Chairperson may ascend to the position.
- B. Vice-Chairperson: The Secretary-Treasurer may ascend to the position of LARPAC Vice-Chairperson and would remain eligible to run for an officer position the next year. In the event the Secretary-Treasurer does not ascend to the vacant Vice-Chairperson position then the current trustees shall appoint a Vice-Chairperson to fulfill the unexpired term.
- C. Secretary-Treasurer: In the event the LARPAC Secretary-Treasurer steps down or ascends to another position, the current Board of Trustees shall appoint a Secretary-Treasurer to fulfill the unexpired term.

Section 4. Officer Duties

Each of the following general officers shall have the duties as assigned herein:

A. Chairperson

- (1) Shall be the ex-officio member of all teams and committees except for the officer selection committee.
- (2) Shall preside at meetings of the Board of Trustees and membership meetings.

B. Vice-Chairperson

- (1) Shall preside at the meetings of the Board of Trustees and membership meetings and officiate for the Chairperson during his/her absence or at his/her request.
- (2) Shall act as fundraising chairperson for LARPAC.
- (3) Shall present the annual fundraising plan to the LARPAC Board of Trustees at the first LARPAC meeting of the year.
- (4) Serves as chairperson on the Issues Mobilization Committee.

C. Secretary-Treasurer

- (1) Shall be performed by staff, under the direction of the LARPAC Board of Trustees and the Secretary-Treasurer.
- (2) Shall be the custodian of the funds of the Board of Trustees.
- (3) Shall collect all dues and other funds of LARPAC.
- (4) The Secretary-Treasurer/staff shall disburse all monies of the Board of Trustees in accordance with the instructions of the Board of Trustees and shall keep full and accurate accounts, shall present financial statements, shall prepare, sign and file all reports to governmental authorities required by law or directed to be filed by the Board of Trustees.
- (5) Shall assist the Vice-Chairperson in fundraising activities.
- (6) The Secretary-Treasurer is to meet with staff prior to every meeting of the Board of Trustees to discuss financial documents. In the absence of the Chairperson and Vice Chairperson, the Secretary-Treasurer shall preside at meetings of the Board of Trustees and membership.

ARTICLE VI - Meetings

Section 1. LARPAC Business Meetings:

The LARPAC Board of Trustees shall conduct a minimum of (3) three required business meetings per year. The LARPAC General Membership meeting is to be held at the Fall LARPAC Business Meeting.

Section 2. LARPAC Training Meetings:

- A. Attendance shall be required of the Board of Trustees for any LARPAC training/orientation meeting unless excused by the Board of Trustees.
- B. An overview of the obligations and fundraising responsibilities as a member of the Board of Trustees will take place at the first LARPAC business meeting of each year unless an official training/orientation meeting takes place prior to the first LARPAC business meeting of the year.

Section 3. Special Meetings:

- A. Special meetings shall consist of meetings to address specific emergency issues.
- B. Special meetings of LARPAC may be called by the LARPAC Chairperson or upon written request of twenty (20) Members of the LARPAC Active membership.
- C. The Board of Trustees may conduct meetings via any electronic means (i.e. conference calls; virtual meetings, video conference).

Section 4. Attendance Requirements:

- A. Should a member of the Board of Trustees miss more than one (1) LARPAC meeting as set forth in Article VI without an excused absence in one (1) calendar year the current Chairperson shall replace them with a new appointment.
- B. All excused absences shall be submitted in writing for consideration by the Board of Trustees. No more than two (2) excused absences will be allowed in a calendar year.

Section 5. Quorum for Louisiana REALTORS® Political Action Committee Meetings:

50% + 1 members of the Board of Trustees present in person or via electronic means shall constitute a quorum for a LARPAC meeting.

ARTICLE VII – Committees

The Louisiana REALTORS® Political Action Committee Chairperson or Board of Trustees may appoint committees as either determine are necessary and desirable for carrying out purposes and objectives of LARPAC. The members of each committee shall be appointed pursuant to LARPAC Policies and Procedures.

ARTICLE VIII - Books, Records, and Finance

Section 1. Books and Records:

- A. The Louisiana REALTOR® Political Action Committee shall keep records of contributions and disbursements in accordance with state and federal law.

B. The committee's books of account shall be reviewed by the Secretary-Treasurer every year with a full audit or review at least every third year. Audits or reviews shall be conducted by a Certified Public Accounting firm that is selected as follows:

(1) Every three years, the Secretary-Treasurer, in conjunction with LARPAC staff, shall establish criteria for the interview, employment and review procedures for the Certified Public Accounting firm and follow that criteria in interviewing Certified Public Accounting firms.

(2) Following these interviews, the Secretary-Treasurer shall recommend the Certified Public Accounting firm that best fits the established criteria to the Board of Trustees for their final approval at a LARPAC business meeting.

Section 2. Fiscal Year:

The fiscal year of LARPAC shall begin on January 1 and end on December 31.

Section 3. Fundraising Year:

The fundraising year of LARPAC shall begin on January 1 and end December 31.

Section 4. Deposits:

The funds of LARPAC shall be deposited in such banks or other depositories as required by state and federal law.

Section 5. Reports:

A copy of the prior year's financial report shall be forwarded to the LARPAC Board of Trustees along with a list of all contributions to candidates as soon as possible following the close of the year.

Section 6. Issues and Mobilization:

The Issues & Mobilization Team shall become a permanent committee of LARPAC.

ARTICLE IX - Amendments to Bylaws

The bylaws may be amended or replaced. Any new or amended bylaws may be adopted at any meeting of the Board of Trustees by affirmative vote of at least 2/3 members of the Board of Trustees provided that at least ten (10) days written notice of the substance of the proposed amendments, or of intent to repeal and adopt new bylaws, shall have been given each member of the Board of Trustees.

2025 POLICIES & PROCEDURES



POLICIES AND PROCEDURES
ADOPTED OCTOBER 2018

Amended February 2024
Amended March 2025

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Relationship Between the REALTOR® Political Action Committee, Louisiana REALTORS® Political Action Committee, Local Boards and Political Action Teams and Governance

REALTORS® Political Action Committee and Louisiana REALTORS® Political Action Committee

The REALTORS® Political Action Committee and the Louisiana REALTORS® Political Action Committee are parties to a cooperative agreement that addresses the practice of state and local associations soliciting and collecting investments to be shared between RPAC and LARPAC and used to support candidates for local, state and federal elective office.

The agreement provides that RPAC has the exclusive right to contribute to candidates running for federal office, while reserving for LARPAC the sole authority to contribute to state and local campaigns.

Louisiana REALTORS® Political Action Committee, Local Boards/Associations and Local Political Action Teams

Louisiana REALTORS® has established one political action committee – Louisiana REALTORS® Political Action Committee.

Members participate in LARPAC at the local level by creating a political action team (PAT) to fundraise and make decisions regarding contributions in parish and municipal races. If a PAT is unable to be established at the local level for lack of volunteers or otherwise, the local board/association fulfills the role of the PAT.

How to Set up a Political Action Team

To comply with state and federal law, local PATS are not components or committees of a local board, nor do PATs operate as independent associations or groups. PATs exist only as components of LARPAC.

LARPAC requires that all LARPAC trustees who are members of the local board associated with the PAT and local board/association presidents and presidents-elect sit on their area PAT as voting members.

LARPAC further requires that at least one member who has attained Hall of Fame status and is a member of the local board associated with the PAT serve as a voting member of the PAT (if applicable). Each PAT shall establish their own nominating, election or appointment process for this position.

LARPAC recommends that PAT members be elected by Local Board REALTOR® members who are members of LARPAC. LARPAC Bylaws provide that any REALTOR® member who contributes a minimum amount of fifteen dollars (\$15) are members of LARPAC.

Each PAT is required to adopt internal operating procedures (not bylaws) to be approved by LARPAC. LARPAC will provide sample internal operating procedures for each PAT to model their own after.

LARPAC Cooperative Agreement

LARPAC, PATS and local boards/associations are parties to a cooperative agreement governing their relationship just as LARPAC and RPAC are parties to a cooperative agreement governing their relationship. A portion of all investments collected at the local level are credited to a local PAT for use by the PAT for primarily municipal and parish races and issues within the local board/association's jurisdiction. Use of these funds by the local PAT is governed by the Cooperative Agreement and these policies and procedures.

This agreement, along with LARPAC governing documents, provide that LARPAC has the exclusive right to contribute to candidates running for state office with PATs being allowed to supplement these contributions with local PAT funds. While all contributions in local races are made in the name of LARPAC, PATs have the sole authority to direct LARPAC to make contributions in these races.

What Role Does the Local Board/Association Play

Local Boards should provide administrative support to the PATS in cooperation with LARPAC to facilitate local political events and fundraising activities to make all REALTORS® successful at every level.

Why LARPAC Operates this Way

The Louisiana Board of Ethics has issued published opinions stating that any group falling under the La. R.S. 18:1483(14)¹ definition of a "political committee" may be considered a "PAC" that must comply with state registration and disclosure requirements.

Operating as a "political committee" without registering as a PAC may lead to substantial fines and penalties.

The LARPAC and PAT system is designed to continue the tradition of ensuring that all components of Louisiana REALTORS® have a stake in LARPAC's local and state political efforts with one strong voice that is heard throughout the state.

¹ Generally defined as two or more persons, other than a husband and wife, and any corporation organized for the primary purpose of supporting or opposing one or more candidates, political parties, propositions, or recall efforts which has financial activity more than \$500 within a calendar year in the name of the committee. PAC is a term of art used to refer to political committees supporting or opposing multiple candidates or issues.

Governance Issues

Relationship with LARPAC Bylaws and Policies and Procedures

The bylaws of LARPAC shall supersede all governing documents of LARPAC including any policies and procedures.

Amendments to LARPAC Policies and Procedures

Amendments to these LARPAC Policies and Procedures shall be made by a majority vote of the LARPAC Board of Trustees. However, if any LARPAC policy or procedure is affected by changes in federal or state law then federal or state law shall supersede the policy or procedure.

Notice to Membership of LARPAC Bylaw and/or Policy and Procedure Revisions or Amendments

The membership of LARPAC shall be notified of any revisions or amendments made to LARPAC's Bylaws and/or Policies and Procedures within thirty (30) days of final approval by the LARPAC Board of Trustees.

Solicitations

What Is a Solicitation

- A communication that encourages the reader to support LARPAC by contributing or facilitates a contribution such as providing an address where contributions may be made.
 - These solicitations may only be made to members of the solicitable class.
- Informational notices (e.g. amounts contributed, number of contributors, candidates contributed to) are not solicitations.
- “Laudatory comments” about contributors may be a solicitation.

Solicitable Class

- REALTORS®
- REALTOR-Associates®
- Individual Affiliate members of REALTOR® Associations
 - A board’s bylaws must define those individuals as members in their own right and not by virtue of being associated with a corporation that is a member
 - Individual has a regular obligation to pay a “non-nominal” amount of dues or individual has the right to vote for at least one member of the association’s governing body
 - Individuals who represent corporate affiliate members are not solicitable unless bylaws define those persons as a member in their own right
- Association executive and administrative staff
 - Association staff is broken into two categories: those eligible for overtime and those not eligible for overtime.
 - The following restrictions must be adhered to if soliciting contributions from a staff member eligible for overtime:
 - Solicitation must be in writing and sent to home address
 - Must have a “custodial agreement” in place whereby the staff member can send a contribution anonymously and the third party (usually a bank) can send the contribution to LARPAC on their behalf
 - Cannot solicit more than twice a year

- These restrictions do not apply to staff not eligible for overtime.

- Immediate family members
 - Siblings
 - One generation up or down
 - Solicitable class members' parents or children
 - Eighteen years or older
 - Voluntary
 - Utilizing own money

Prohibited Contributions or Sources

- Anonymous contributions
- Contributions in the name of another
 - This is a contribution provided so that another person is able to get credit for it
 - Meant to prohibit contravention on limitations and source requirements
 - An example of this would be if an employer awarded a bonus to an employee for the employee to contribute to LARPAC. This is prohibited.
- Contributions from foreign nationals
 - Non-US citizens
 - People without a green card
- Contributions from individuals with a federal government contract

Solicitation Disclosure

In the event a local Board of REALTORS® includes a solicitation for a LARPAC contribution/investment with the annual billing statements or with any other communication (also applies to any solicitations by PATs), the following statement must appear on the bill or other communication:

Contributions are used for political purposes, are voluntary, & are not deductible for Federal income tax purposes. Any amounts indicated are merely guidelines & you may contribute more or less than the suggested amounts. Neither your membership nor your participation in Louisiana REALTORS® is conditioned directly or indirectly on contributing to LARPAC. You may refuse to contribute without reprisal. The following is sent to the National REALTORS® Political Action Committee (RPAC) to support federal candidates and is charged against your limits under 52 U.S. C. 30116: (1) 30% of all contributions of \$1,000 or more made at any time; and (2) 30% of each contribution less than \$1,000 until LARPAC meets its Federal Allocation Goal set by RPAC. LARPAC retains the following to support

state and local issues and candidates: (1) 70% of contributions that are \$1,000 or more; and (2) 100% of contributions of less than \$1,000 after the RPAC Federal Allocation Goal is met.

This disclosure is also required on any other written solicitation. While this information is not required to be provided when orally soliciting contributions, any speaker should stress that any contribution is voluntary, not deductible for tax purposes, and are used for political purposes.

Goals

LARPAC Goals

Each year LARPAC will establish goals for contributions to LARPAC. Said goals will consist of a set dollar amount multiplied by the membership numbers provided by the local board/association to the state association each calendar year.

Fundraising

General Fundraising Information

- Each PAT shall submit a completed fundraising plan form to LARPAC by January 1st each year.
- Items contributed for an auction by REALTOR® members and affiliates must have a market value attached to each item.
- Raffles and lotteries are discouraged as Louisiana laws does not authorize a political action committee to hold a game of chance. LARPAC fundraising events must not involve the purchase of a "chance" to win anything of value.
- The identity of the true contributor must be determined so that the necessary information about the contributor (name, address, and occupation) can be accurately reported. The contributor is the ultimate purchaser of the item, not the person who donates the item. The amount of the contribution is the end price paid by the purchaser.
- The fundraising event must solicit contributions to the LARPAC.
- The board or PAT may not use its local board funds, local PAT funds, or otherwise to support the solicitation of contributions directly to a state candidate or another industry PAC.

The One Third Rule

- Applies when something of value is provided "in exchange" for a LARPAC investment.
 - Common applications of the one-third rule are when auction items are used to entice people to make LARPAC investments or where a band or other entertainment is employed to attract LARPAC investments.
- The fundraising event must raise three times the aggregate total (not per item basis) of fair market value of items distributed.
- Applies to purchased & donated items & entertainment costs
- Does not apply to food, drink, & room rental

Local Fundraising Events

- LARPAC trustees must be notified of all fundraisers.
 - A written form must be filled out by the organization to notify the LARPAC trustees of the event. A copy of a REALTOR® Party fundraising grant request, if applicable, and the completed notification form must be sent to LARPAC a minimum of 60 days prior to a major investor event and 45 days prior to a non-major investor event.

- Political Action Teams shall submit a completed a Fundraising Expense Form to LARPAC to document the expenditures of the fundraising event not covered by a grant (if a grant was obtained). All receipts for items or expenses must be attached.
- Requests for reimbursement must sent to LARPAC within sixty (60) days of the fundraiser or sixty (60) days of incurring the expense, whichever is later. **Requests received past sixty (60) days of either incurring the expense or the fundraiser, whichever is later, will not be reimbursed.**

Guidelines for Candidate Contributions by LARPAC

LARPAC guidelines for candidate contributions on the state level are to be determined by the LARPAC Board of Trustees. The list below provides the latest LARPAC adopted guidelines to follow when making determinations whether to contribute to a candidate in a state race.

- All considerations or political contributions will be made on a bipartisan basis. The political party has no bearing on consideration or final decision.
- Each request will be considered on its individual merit.
- Trustees may not consider any state or federal board PAC request that does not provide the complete information called for on the candidate contribution request form.
- Requests submitted by local PATS.
- Voting record analysis, if available.
- Candidate and or legislator history, stance, philosophy, past actions, and past support of REALTOR® position as it relates to the issues of importance to the real estate industry, property owners as a whole, the free enterprise system, and the protection, preservation, and expansion of private property rights.
- Current position on Senate and House Committees and the effect of the committee assignments in relation to where real estate legislation passes through.
- Answers to Candidate Questionnaires and interviews conducted by local boards.
- Ability to win.
- Financial need of the campaign.
- Voting district characteristics.
- Polls.
- Name recognition.
- Results of last election in district or state or past elections.
- Republican or Democratic Senate and House Committee involvement.
- Past REALTOR® support.
- Incumbent.

Each PAT shall develop a similar list to utilize when making determinations for contributions to candidates in a local race.

General Contribution Principles to be Followed for State and Local Races

Dual Contributions

While LARPAC supports the pluralist system, contributing to two or more candidates in either a state or local race can lead to insufficient analysis and, if used as an easy way out, could endanger LARPAC'S and the PAT's credibility both with our members and with the candidates. Therefore, dual contributions are prohibited.

Defeated Candidates

LARPAC shall not contribute to a defeated candidate in a state or local race regardless of when the contribution was approved.

Endorsements

The LARPAC makes contributions to candidates but does not make endorsements on behalf of the entire Louisiana REALTORS® organization. This is required to be made clear to each candidate or elected official to whom a check is presented. Local PATS shall not endorse candidates or take positions on issues in LARPAC's name or the name of their PAT or local board. In the event the PAT believes the local board/association should take a position on a local issue or endorse a candidate, it shall bring the matter to its local board/association for determination.

Contributions in State Races

State Races LARPAC May Participate In

State races that LARPAC may participate in are as follows:

- State legislative races
- Statewide elected officials (excluding federal races)
- Statewide judicial offices
- State appellate court offices
 - LARPAC will request input from local PATs in the jurisdiction of the local boards for which the state appellate court district is located.

The LARPAC will abide by Louisiana Campaign contribution laws in managing LARPAC.

Requests for Contributions to Candidates in State Races

Contribution requests for candidates in state races may be accepted from the following:

- The candidate
- A trustee
- A local PAT
- Louisiana REALTORS® contracted lobbyist

Gubernatorial Races

LARPAC shall not engage in the primary race of a gubernatorial race in which an incumbent is not a candidate. Contributions to gubernatorial runoff races will be allowed only after a vote by the Trustees.

Requests for Contributions in State Races by a Local PAT or LARPAC Trustee

A request for a contribution made by a local PAT or a LARPAC trustee must be accompanied by the required documents for contribution requests to be considered.

LARPAC Trustees to Vote to Approve Requests for Contributions in State Races

Final decision for contributions in all state races rest with the LARPAC Board of Trustees. A contribution in a state race shall be approved by a majority of the LARPAC Board of Trustees to be made to the candidate.

- LARPAC trustees may approve a contribution request for a candidate in a state race at a regular LARPAC meeting, a specially called LARPAC meeting, teleconference, fax poll or e-mail poll.
- Each LARPAC trustee shall be provided with supportive information and documentation on the candidate for whom a contribution is being sought.
- A quorum of trustees must be present for a vote to take place at a LARPAC meeting, teleconference or specially called meeting.
- If a fax or e-mail poll vote is taken, all trustees shall be given a deadline in which to respond.

Requests by Political Action Teams for Contributions in State Races

A PAT may request a supplemental PAT contribution to be made to a candidate in a state race if LARPAC has contributed to that candidate. Supplemental local contributions for candidates in state races are not required and shall be made at the option of the PAT.

- Requests for supplemental PAT contributions will be forwarded to the LARPAC Trustees for approval.
- LARPAC Trustees will utilize the latest LARPAC adopted guidelines when making determinations whether to approve a supplemental PAT contribution to a candidate in a state race.
- If the LARPAC Trustees approve a supplemental PAT contribution, the local PAT funds will be utilized to make the supplemental local contribution in the amount requested if the amount requested does not cause LARPAC to exceed the state election law limits for contributing to a candidate from a political action committee.

Contributions in Local Races

All requests for contributions in local, parish or municipal races from a local PAT account must be approved by the PAT and submitted to LARPAC by the PAT chair. LARPAC Trustee approval is not required for release of these funds unless the request is not allowed pursuant to LARPAC governing documents or the cooperative agreement between LARPAC and the local board/association and PAT. However, the LARPAC trustees must be notified of all contribution requests by a PAT.

Any purpose not authorized by the Cooperative Agreement requires approval by the LARPAC Board of Trustees. A written request must be submitted a minimum of thirty (30) days in advance.

All contributions delivered to the PAT shall be presented to the candidate or his/her agent, within thirty (30) days of receipt, or LARPAC will issue a stop payment order.

LARPAC will provide a sample letter for PATs to include in their contributions to candidates on the local and municipal levels.

Issues Mobilization “Fund”

Establishment of Fund

The Issues Mobilization Fund is established to provide financial support for technical assistance in advocating LARPAC’s and PATs’ positions on important real estate issues.

- The Issues Mobilization Fund shall not exceed \$75,000.00.
- The Board of Trustees may approve additional funding of the Issues Mobilization Fund from LARPAC’S General Fund.
- No monies in this fund shall be awarded, contributed for any activities related directly or indirectly to candidate elections, electoral mechanics, public employees or legal action.

Issues Mobilization Fund Purpose

- Provide for funding for promoting a position on legislation, ordinances, referenda, or constitutional amendments.
- Whether attempting to pass a ballot initiative or influence proposed legislation or regulations, communicating the REALTOR® position to targeted lawmakers and voters can significantly enhance REALTORS® influence in the public policy arena.
- Allows REALTORS® to raise awareness about an issue.

State and Local Issues Mobilization Dollars

- Dollars will be allocated within the LARPAC account for issues mobilization.
- LARPAC will hold funds allocated for the Louisiana REALTORS® and local boards, if applicable.

Issues and Mobilization Committee

The Issues and Mobilization Fund is to be administered by the Issues and Mobilization Committee (IMC) consisting of the LARPAC Chairman, Vice Chairman, the Secretary-Treasurer, the Director of Legal and Governmental Affairs or the successor office, and the Chair of the Legislative Committee.

- The Vice-Chairperson of LARPAC shall serve as chairman of the Issues & Mobilization Committee.

- The Issues Mobilization Committee shall meet as necessary or when requested by a LARPAC trustee. The Issues Mobilization Committee shall submit minutes of any meeting to the LARPAC Trustees.
- All expenditures out of the Issues Mobilization Fund must be approved by a majority of the Board of Trustees.

When the Committee Will Consider Requests for Funds

The IMC will consider funding requests at any time during the calendar year. However, only those requests, which have been furnished in writing along with the proper application form for funding and which have been properly executed, will be considered.

Requests for funds from the National Association of REALTORS® must reach LARPAC at least four (4) weeks prior to a national meeting.

Procedure for Committee to Determine Expenditure

Upon receipt of the application for funding request form, the IMC will initially review and then forward all information to LARPAC for their review.

The Trustees will take one of the following actions:

- Grant funding request in full;
- Grant a portion of funding request;
- Deny funding request;
- Provide funding if certain conditions are met (as required by the committee);
- Postpone a decision until the committee receives more definitive information; or
- Request board to seek matching funds from the National Association of REALTORS®.

The LARPAC staff will carry out the decision made by the committee and provide appropriate follow-up.

Criteria for Receiving Issues Funds

- Requests for financial assistance from a local board/association or PAT concerning state or local issues having a local, state or national impact, will be considered.
- An ongoing fundraising strategy shall be adopted and implemented by the association/board or PAT.
- Any consideration for support of an issue made by a local board/association or PAT must be in concurrence with the National Association of REALTORS® standing policy.
- To qualify for assistance from the Issues Mobilization Fund, an Issues Mobilization Program shall be made a permanent part of the Louisiana REALTORS® and/or a local

board/association's or PAT's political program, and its purpose and structure shall be written into the association or board's bylaws and/or operating policy.

- An existing, permanent standing association or local board/association or PAT may assume the responsibility and functions of an Issues Mobilization Program. However, that committee must have an ongoing program or function that can anticipate public advocacy effort and act quickly and effectively when needed.
- The association/board or PAT may qualify for receiving funds if they have a program in place or, with the assistance of NAR, are willing to begin establishing a program.
- A local board/association may make application for funding only in collaboration with and approval from the Louisiana REALTORS®. Funding applications submitted by a local board/association or PAT will be accepted by the committee only after being channeled through Louisiana REALTORS®.
- The Louisiana REALTORS® must be in support of the position and strategy as proposed by the local board.
- The Louisiana REALTORS® may only apply for funding toward a statewide issue having national impact, which affects private property rights or homeownership.
- A local board/association or PAT may only apply for funding toward a local issue having national impact, which affects private property rights or homeownership.
- An application for funding request form must be fully and properly executed and submitted to the IMC staff executive.
- A complete cost analysis or budget of the overall campaign, as well as how requested funds will be used, must accompany the funding application from the local board.
- All applications submitted for funding must have the signature of the Louisiana REALTORS® and local board president and executive officer.
- A campaign follow-up report to the Issues and Mobilization Committee is due within fifteen (15) days following receipt of funds. A final report, together with an accounting of the funding provided, is due forty-five (45) days following resolution of the issue.

Matching Funds

- Any request for funding, either from the association or PAT, must also be "matched" by the association or PAT. For example, the XYZ Board of REALTORS® is requesting \$5000.00 from the IMC, and the request meets with the approval of their state association of REALTORS®. Either the XYZ Board of REALTORS® or their state association must commit, in writing, to match and spend that \$5000.00 request with their own funds. Likewise, if a state association requests \$5000.00 from the IMC, they themselves must commit and spend \$5000.00 of their own monies.

Use of Issues Mobilization Fund

Allowable expenditures are as follows:

- Ballot Measure Campaigns
 - State
 - Local
- Grassroots Lobbying Activities
 - Mailgrams or Letter Writing Campaigns
- Advertisements/Mass Media/ Public Relations
 - Radio
 - Television
 - Newspaper
 - Promotional Material - Get out the vote on issue campaigns.
 - Social Media/Websites
 - Public Opinion Surveys/Polls
 - Research
 - Billboards, brochures, banners, etc.
 - Consultant Services (i.e. lobbying, public relations, advocacy, research, media, etc.)
- Data collection to assist the Louisiana REALTORS® or local board/association with the development of a lobbying strategy.
 - Public Opinion Surveys
 - Polling
 - Phone Banks
- NAR Campaign Services
- Host an Educational Forum for the Community.
- Contributions to or with other grassroots lobbying organizations or non-partisan community-based organizations with a similar position with respect to a common issue.

Follow Up

- A campaign follow-up report to LARPAC is due within fifteen (15) days following receipt of funds.
- A final report, together with an accounting of the funding provided, is due forty-five (45) days following resolution of the issue, and any unused funds shall be returned to the Fund.
- FAILURE TO PROVIDE A CAMPAIGN FOLLOW-UP REPORT WILL BE TAKEN INTO CONSIDERATION ON FUTURE FUNDING REQUESTS.

Recognition

Recognition of Members*

Membership & Reporting of \$125.00 "Capitol Club" Members.

An individual will be considered a Capitol Club member when investments are received, and recorded, against the individual member's account totals at least \$125.00 during a calendar year.

Membership & Reporting of \$250.00 "Pelican Club" Members.

An individual will be considered a Pelican Club member when investments are received, and recorded, against the individual member's account totals at least \$250.00 during a calendar year.

Membership & Reporting of \$500.00 "Louisiana Magnolia Club" members.

An individual will be considered a Louisiana Magnolia Club member when investments are received, and recorded, against the individual member's account totals at least \$500.00 during a calendar year.

Membership & Reporting of \$750.00 "Louisiana Cypress Club" members.

An individual will be considered a Louisiana Cypress Club member when investments are received, and recorded, against the individual member's account totals at least \$750.00 during a calendar year.

Membership & Reporting of \$1,000.00 "Sterling R" members.

An individual will be considered a Louisiana Sterling R member when investments are received, and recorded, against the individual member's account totals at least \$1,000.00 during a calendar year. Louisiana Sterling R Club members shall be recognized during a Louisiana REALTORS® business meeting.

Membership & Reporting of \$2,500.00 "Crystal R" members.

An individual will be considered a Crystal R member when investments are received, and recorded, against the individual member's account totals at least \$2,500.00 one time with \$1,500.00 per year thereafter to sustain membership. Crystal R members shall be recognized during a Louisiana REALTORS® business meeting.

Membership & Reporting of \$5,000.00 "Golden R" members.

An individual will be considered a Golden R member when investments are received, and recorded, against the individual member's account totals at least \$5,000.00 one time with \$2,000.00 per year thereafter to sustain membership. Golden R members shall be recognized during a Louisiana REALTORS® business meeting.

Membership & Reporting of \$10,000.00 “Platinum R” Members

An individual will be considered a Platinum R member when investments are received, and recorded, against the individual member’s account totals at least \$10,000.00 one time with \$5,000.00 per year thereafter to sustain membership. Platinum R members shall be recognized during a Louisiana REALTORS® business meeting.

President’s Circle

President’s Circle members are Major Investors who invest an additional \$2,000 directly to candidate and party committees. Members also have the option of investing \$500 of their \$2,000 to a party committee on behalf of any Member of Congress. Likewise, NAR Federal Political Coordinators have the option of investing \$500 directly to the Member of Congress they serve. President’s Circle members shall be recognized during a Louisiana REALTORS® business meeting.

Investments necessary to obtain and sustain the investor categories above are different for members of President’s Circle.

	Sterling R	Crystal R	Golden R	Platinum R
Obtain	\$1,000	\$2,000	\$4,000	\$10,000
	\$2,000 to candidate*	\$2,000 to candidate*	\$2,000 to candidate*	\$2,000 to candidate*
Sustain	\$1,000	\$1,000	\$1,000	\$5,000
	\$2,000 to candidate*	\$2,000 to candidate*	\$2,000 to candidate*	\$2,000 to candidate*

*\$2,000 contribution to be made separately and directly to select RPAC-recommended candidates with above caveats. Once enrolled, RPAC will provide information on recommended candidates and instructions on how to contribute.

Membership & Reporting of \$25,000.00 or more “Hall of Fame” members.

An individual will be considered a Hall of Fame member when investments are received, and recorded, against the individual member’s account totals at least \$25,000.00 over their REALTOR® member career. Hall of Fame members shall be recognized during a Louisiana REALTORS® business meeting.

*Monetary investments count towards obtaining the above recognition levels. The value of in-kind investments does not count towards obtaining the above recognition levels.

Recognition of Local Political Action Teams and Associations/Boards

Category of Political Action Teams Who Are Members of Certain Size Boards

SMALL BOARD:	Up to 499 Members
MEDIUM BOARD:	500-1,999 Members
LARGE BOARD:	2000-6,999 Members
EXTRA LARGE BOARD:	7,000 Members and Above

Category Competitions/Percentage of Dollar Goal Collected

Political Action Teams are divided into one of four categories based on their board size. Political Action Teams compete against other PATs within their respective board category. The competition is based upon the percentage of their PAT's LARPAC goal which they have raised. Awards are given to the top two PATs in each category and are awarded to the PAT, the board associated with the PAT, and its president, executive officer, and local PAT chairman. Any competition generally ends December 15th unless RPAC establishes a different deadline, and awards are presented at a following year's Louisiana REALTORS® meeting.

Political Action Team Goal Awards

Every Political Action Team which reaches its goal receives an award. Awards are given to the local board, PAT and its local PAT chairman.

Highest Percent Overall

An award is given to the PAT obtaining the highest percent of contributions goals for the year.

Highest Member Participant Award

An award will be given in each board size category to the PAT with the highest number of members making contributions within the board associated with the PAT.

Other Awards

LARPAC may establish other board competitions and awards as it deems necessary to promote participation.

PATs are encouraged to develop recognition and award programs of their own.

LARPAC Committees and Workgroups

From time to time, it will be appropriate for the LARPAC Board of Trustees or LARPAC Chair to establish a committee, team or workgroup to study and/or make recommendations on a matter facing LARPAC or to complete a task. Examples of such committees or workgroups include but are not limited to an interview team, a Bylaws and Policies and Procedure Workgroup, or a welcome team for REALTOR® Day.

The Chair of LARPAC shall have the authority to name a chairman and members of a workgroup along with delegating the workgroup a task. LARPAC Trustees may also vote to create a workgroup or committee, name the members and chairman of the workgroup or committee, and/or delegate the committee, team or workgroup a task.

Every effort should be made to place at least one LARPAC trustee or member from each area of the state on a workgroup, task force, or team to ensure that each area of the state has representation on the committee or workgroup.

Social Media

Social media websites such as Facebook, Twitter, and You Tube are how many people communicate and learn about events today. LARPAC-related information on social media and websites is subject to both federal and state election laws, and these laws may require that the association regulate access to certain portions of the site. The information below outlines some of the issues raised by association's use of social media for LARPAC activities, and some suggestions on how the association or its PAT may address these issues.

Social Media Sites and LARPAC

- Certain LARPAC information may be made available to the public, such as posting meeting times and basic information about LARPAC.
- However, because LARPAC contributions may only be solicited from the so-called "solicitable class," which essentially consists of members and their families, anything which could be considered a "solicitation" for a LARPAC contribution will need member-access only password protection.
- Members may post factual information about themselves for recognition they have received for their investments such as being a Major Investor, but cannot write posts encouraging others to make similar RPAC contributions.

LARPAC Information that Can be Placed on the Association Public Social Media and Webpages

- General information about LARPAC, such as contact information and staff.
- General information about LARPAC activities, such as a calendar of RPAC events.
- LARPAC financial information, such as how much had been contributed or the number of contributors to LARPAC in a given period.
- Information about contributions LARPAC has made to candidates.
- A description of the restrictions under which LARPAC operates, such as that only members of the solicitable class may contribute to the RPAC or who determines which candidates will receive LARPAC support.
- Copies of the campaign finance reports filed with regulators like the State Ethics Board, setting forth the contributions received, or disbursements made by LARPAC.

Associations must carefully monitor the content of their site if it includes LARPAC information that goes beyond simply providing factual information and also constitutes a solicitation for LARPAC contributions.

- For example, the Federal Election Commission ("FEC") has determined that a PAC communication constituted a solicitation when the chairman of the PAC commended the enthusiasm of employees who participated in the PAC by making contributions because

the communication indicated their awareness of the connection between their welfare and government policies toward the business.

- Such messages that encourage contributions to LARPAC may only be placed behind a member-access only password-protected portion of the site.
- Such a message would include, for example, posting the names of contributors and the amounts contributed, particularly if those having made such contributions are favorably commended.

Information to be Behind Member-Access Only Password Protection

- All communications that constitute a “solicitation” needs to be password protected.
- This would be true for private social media sites where solicitations are taking place, and those private sites will need to be limited to those within the restricted class.

Solicitation

- A communication will constitute a solicitation if it “encourages... support [of] the PAC’s activities (by making a contribution) [or] facilitates the making of contributions.”
- Facilitation of the making of contributions would include providing information on how individuals may contribute to the PAC, such as by including in the communication an address to which a contribution may be sent.
- Information about a PAC fundraising event does not constitute a solicitation and can be publicly available if it consists of nothing more than details about when or where the event will be held.
 - However, information that expressly encourages attendance and/or LARPAC contributions at such an event, or information about where to send an LARPAC contribution, constitutes a solicitation.

Solicitable Class Can Only Access Password-Protected Content

- The password-protected content may only be accessed by LARPAC’s solicitable class.
- According to federal election law, that includes individual members—i.e., non-corporate members of NAR—and their families.
- The term “members” means all individuals who currently satisfy the requirements for membership in any one of the local, state, and/or the national associations and regularly pay dues.
- Executive, administrative and management personnel of the local, state and/or national associations, and their families, are also included in the solicitable class.

Promoting LARPAC Fundraising Events on Public Pages

- An association could list LARPAC fundraising events on its public pages and calendars, but it will need to be careful that the name itself does not constitute a solicitation nor can there be specific information about the event beyond the date and time of the event.
 - For example, the association could list “LARPAC Casino Night” on its public website calendar with a link to a password protected area of the site that would contain information about the event.
 - However, an event named “Give to LARPAC” or “LARPAC Needs Your Contribution” could not be publicly displayed, since those names would constitute solicitations.

Other Concerns When Association Has LARPAC Information on Websites and Social Media

- The association must, as noted, employ a member-access only password-protection feature for areas of their site that may include a LARPAC solicitation.
- The site administrator should also implement a process that terminates an individual’s ability to access the protected portion of the site when association membership terminates.
- The association must also decide whether to allow others to post messages to their public social media accounts, and if so, must insure that messages of others do not contain solicitations for LARPAC contributions, which may only appear on a password protected page.
- If an association allows such postings, it may also want to include a disclaimer on the public page reminding members that any LARPAC-related messages may only contain general information, and may not solicit LARPAC contributions or provide information about making or encouraging contributions to the PAC.

Out of State Travel

National Association of REALTORS® Mid-Year Legislative Meetings

The LARPAC Chairperson shall be reimbursed up to \$4,000.00 per calendar year for expenses incurred by the chairperson that are associated with travel to the NAR legislative meetings in Washington D.C. This funding will be made available only if funding is not available from another source.

If the LARPAC chairperson is unable to attend the NAR legislative meetings in Washington, D.C., the Vice-Chair may attend and be reimbursed for his or her travel in place of the Chairperson. If both the Chairperson and Vice-Chair are unable to attend the NAR legislative meetings in Washington, D.C., the Secretary-Treasurer may attend and be reimbursed for his or her travel in place of the Chairperson or Vice-Chair.

The attendee shall be required at a minimum to attend the following conference meeting at the NAR legislative meetings s to be eligible for expense reimbursement:

- NAR Federal Issues Update
- RPAC Fundraising Forum
- LR Federal Congressional Reception
- Any regional issues update meetings

Up to \$2,000 allocated to each political action team may be utilized to reimburse one of the following to travel to and attend the NAR Mid-Year and Legislative Meetings in Washington, D.C.: PAT chair, PAT vice-chair or PAT member. Each PAT must vote to use the dollars in this way and vote to approve the one PAT member who will seek reimbursement. Any PAT chair, PAT vice-chair or PAT member seeking reimbursement pursuant to this authorization must submit a reimbursement form and Louisiana REALTORS® travel policies will be used in issuing the reimbursement. Any member who seeks reimbursement pursuant to this authorization must also complete a brief survey that will be provided to them upon request for reimbursement.

Washington, D.C. Mardi Gras

The LARPAC Chairperson shall be reimbursed up to \$2,500 per calendar year for expenses incurred by the chairperson that are associated with travel to Mardi Gras in Washington D.C. This funding will be made available only if funding is not available from another source. The reimbursement shall only be available for the LARPAC Chairperson. A designee or alternative officer may not receive reimbursement for expenses incurred that are associated with travel to Mardi Gras in Washington D.C.

Receipts for Reimbursable Expenses

Expense receipts shall be turned in no later than sixty (60) days from date of return from either event to LR Vice Director of Finance and Operations or the successor office. Once the \$2,500.00 expense cap has been reached for the reimbursable events no other expenses shall be authorized unless prior approval is granted by the LARPAC Board of Trustees.

In State Travel

The LARPAC Chairperson or his or her designee shall be reimbursed up to \$2,500.00 per calendar year for expenses associated with travel to the following in-state venues. This funding will be made available only if funding is not available from another source.

- State or PAT political events
- State or PAT sponsored PAC events
- Political Party/candidate fundraisers

Expense receipts shall be turned in no later than 60 days from the date of return from each event attended to the Louisiana REALTORS® Director of Finance and Operations or the successor office. Once the \$2,500.00 expense cap has been reached no other expenses shall be authorized for in state travel unless prior approval is granted by the LARPAC Board of Trustees.

RPAC Trustee Travel

RPAC trustees may receive an amount not to exceed \$5,000 per year to reimburse expenses for official duties as an RPAC Trustee. The RPAC trustee shall attend all meetings associated with their duties to be eligible for reimbursement as set forth in the LR Policies and Procedures. This funding will be made available only if funding is not available from another source.

Participation Council Member and Major Investor Council Member

Participation Council Member and Major Investor Council Member shall each receive up to \$2,000 per year to reimburse expenses for activities associated with their duties, to include travel expenses, as set forth in the LR Policies and Procedures. This funding will be made available only if funding is not available from another source.

Administrative Procedures

Hard Dollars vs Soft Dollars at the Federal Level

The key distinction between hard and soft dollars at the federal level is whether the investment was made with personal or corporate dollars. Hard dollars are investments made with personal funds and soft dollars are made with non-personal funds (corporate, association, affiliates, etc.).

Hard dollars are generally voluntary investments from individual REALTORS® and affiliates paid with a personal check or credit card paid with personal funds. Soft dollars are generally investments made by organizations, corporations, state and local REALTOR® associations, NAR Institutes, Societies or Councils.

At the federal level, soft dollars may be used for independent expenditures, opportunity race communications and certain other political events and hard dollars are the only funds that may be contributed as direct contributions to federal candidates.

Hard Dollars vs Soft Dollars in Louisiana

There is no distinction between hard and soft dollars in the state of Louisiana. All investments may be used to support state and local candidates and for other related political expenses and activities.

Collecting Investor Information

All local boards are required to electronically submit investor information on the Excel template provided by LARPAC. All investors must be entered into the NRDS system, assigned a NRDS identification number, and a company and occupation.

The following information is required for all investments received for members with a NRDS ID.

- NRDS ID
- First Name
- Last Name
- Date
- Amount
- Contribution recognition year
- Check number
- Local Board ID
- Two addresses if the contribution is \$200 or more

All investments will be credited to the PAT of the member's primary board, including those where the investment is made at a function held by another PAT.

If the payment of dues and LARPAC investments are included in one company check, the broker or designated REALTOR® receiving the payment from the individual associates must verify, in writing, that the company check was comprised of individual associates making contributions on “personal checks”, for the contributions to be considered as personal.

Cash Investments

Cash investments are highly discouraged. Persons wishing to make investments in cash ideally should present a cashier’s check or money order made out to LARPAC.

State law limits cash contributions from a person to \$100 per year and requires the PAC receiving a cash investment to provide the investor a written receipt with the name, address and social security number of the investors. If the contributor will not provide his or her social security number, that is to be noted on the receipt provided. LARPAC does not wish to have its members or volunteers collecting social security numbers of REALTORS® or affiliates and therefore discourages accepting cash contributions.

A Political Action team is encouraged, but not required, to adopt a policy of not accepting cash contributions. If a Political Action Team accepts cash investments, the aggregate amount of cash collected shall be submitted to LARPAC in the form of a cashier’s check or money order.

Remitting Investments to LARPAC

Under federal law, LARPAC is the designated receiving agent of the National Association of REALTORS® Political Action Committee. Therefore, federal law and guidelines must be followed when remitting investments.

- Investments of \$50 or less must be forwarded to LARPAC within thirty (30) days of receipt.
- Investments of \$50 or more must be forwarded to LARPAC within ten (10) days of receipt.

LARPAC then has ten (10) days from receipt to deposit investments into the appropriate account. If an investment gets to RPAC too late, RPAC either must refund the dollars or reallocate the investment to the RPAC Political Advocacy Fund.

Miscellaneous Concerns Regarding Remitting Local Investments Made

- The clock starts ticking on date of receipt by local board/association/PAT or board/association/PAT representative.
- Do not deduct fundraising expenses before sending investments. Expenses must be paid by the local board/association/PAT with a request for reimbursement sent to LARPAC within sixty (60) days of the fundraiser or date the expense is incurred, whichever occurs last.

Glossary

Louisiana Board of Ethics: This is the state entity that regulates political action committees in Louisiana such as LARPAC. All political action committees in the state must register with the Louisiana Board of Ethics and file annual and periodic reports with the Board of Ethics. Political action teams are not required to register and/or file reports with the Board of Ethics.

Contribution: This term is used in two ways: contributions to LARPAC from a member or the solicitable class (interchangeable with investments when used this way) or contributions from LARPAC to candidates.

Investment: monies and in-kind contributions that REALTOR® members or the solicitable class provide to LARPAC in order to protect and promote REALTORS®' livelihoods. Can be interchangeable with "contribution".

Louisiana REALTORS® Political Action Committee: Otherwise known as "LARPAC". Louisiana REALTORS® has established one political action committee – Louisiana REALTORS® Political Action Committee.

Political Action Team: Otherwise known as "PAT". Members participate in LARPAC at the local level by creating a political action team (PAT) to fundraise and make decisions regarding contributions in parish and municipal races. If a PAT is unable to be established at the local level for lack of volunteers or otherwise, the local board/association fulfills the role of the PAT.

Resources

<https://realtorparty.realtor/>

This site has a great deal of information about the REALTORS® Political Action Committee. The RPAC Fundraising and Training Webinars provide especially helpful information about a range of subjects such as the Fundraising Grant Process, Administration and Financial Tracking, RPAC Goals and Awards, etc. Webinars are archived so that a member can view them at any time. Information regarding levels of recognition of investors is also available on this site. (must be signed on to access many items)

<https://realtorparty.realtor/rpac/fundraising-guide.html>

Formerly known as the RPAC Almanac, the RPAC Fundraising Guide is a comprehensive, informative, and easy-to-use resource compiled for use by state and local REALTOR® Associations. (must be signed on to access)

<https://realtorparty.realtor/rpac/corporate-ally-program>

The Corporate Ally Program creates an advocacy partnership to provide the extended real estate family with the flexibility of investing their corporate dollars to support the REALTOR® Party issues campaigns. Funds are invested in issue campaigns at the local, state and federal levels to promote an environment conducive to buying, selling and owning real estate. (must be signed on to access)

<http://ethics.la.gov/default.aspx>

This is the homepage for the Louisiana Board of Ethics where state laws, rules and various publications about campaign finance and political action committees can be found.

<https://www.sos.la.gov/ElectionsAndVoting/Pages/default.aspx>

This is the Elections and Voting page for the Louisiana Secretary of State's office. Information about candidates and election results can be found here as well as information about registering to vote and polling locations.

FUNDRAISING FORMS



LOUISIANA REALTORS® POLITICAL ACTION COMMITTEE FUNDRAISING & RECOGNITION PLAN

This form is designed to assist Political Action Teams in developing successful LARPAC Fundraising and Recognition Plans for the following year. Submission of the form to LARPAC allows LARPAC trustees to plan for the year ahead and determine ways to best assist its Political Action Teams.

The Political Action Team chair, LARPAC trustee(s) who are members of the local association, local board leadership and the local AE and/or GAD should work together to complete this form. The completed form is required to be returned to LARPAC by January 1st each year.

Political Action Team

(1) Who is leading and serving on the Political Action Team (PAT) this year?

Local PAT/Association/Board name: _____

LARPAC Trustee(s): _____

PAT Chair Name: _____

Name of Each PAT Member Serving in Year This Plan Will be Implemented:

(2) Political Action Team Member and Staff member(s) responsible for organizing LARPAC fundraising events:

(3) Staff member(s) responsible for LARPAC accounting matters:

Fundraising Plan

What is the Political Action Team planning for LARPAC fundraising? Let your state trustees know so they can identify ways to help.

(1) Does the association include the opportunity for members to invest in LARPAC through dues billing?

- ☐ Yes
If yes, what amount? _____
- ☐ No
If no, why not?
-

Live LARPAC Fundraising Event(s)

(2) Will the Political Action Team host a Live LARPAC Fundraising Event this year?

- ☐ Yes
☐ No

If no, why not?

What is the date of the event? _____

What is the nature of the event? (e.g., auction, cook-off, themed party, etc.)

Are local association dues dollars being used for the event?

- ☐ Yes
If yes, what amount? Please estimate if unknown. _____
- ☐ No

Does the Political Action Team plan to seek reimbursement from PAT funds for fundraising expenses?

- ☐ Yes
☐ No

Will the Political Action Team apply for the local RPAC Fundraising Grant for this event?

- ☐ Yes
☐ No

If no, why not?

The RPAC Fundraising Grant assists in hosting fundraising events and activities by reimbursing Political Action Teams for certain fundraising expenses if required grant goals are met. The reimbursement amount depends upon the size of the local association and information provided by the PAT in the grant application.

If interested, Political Action Teams apply directly to RPAC for this grant and submit all reimbursement materials to RPAC at least 30 days following the event. Visit <https://realtorparty.realtor/rpac/rpac-grants/rpac-fundraising-grants> for more information.

Online Auction Fundraising

LARPAC has contracted with the GiveSmart platform to host online auctions. Political Action Teams can utilize the platform for fundraising by request. Requests should be made at least thirty (30) days prior to the date the PAT wishes the auction to begin. The request to use the platform must also include pictures of each auction item and an Excel spreadsheet listing the items, the fair market value of each item, and a starting bid for each item. Only one online auction may run at a time, so this service is available on a first-come, first-served basis.

(3) Will the Political Action Team use the GiveSmart platform to host an online auction this year?

- ☐ Yes
☐ No

If yes, what dates would the PAT like to host an online auction? LARPAC recommends an online auction run no more than ten (10) days.

Start date: _____ End date: _____

Are local association dues dollars being used for the event?

- ☐ Yes
If yes, what amount? Please estimate if unknown. _____
☐ No

Does the Political Action Team plan to seek reimbursement from PAT funds for fundraising expenses?

- ☐ Yes
☐ No

Will the Political Action Team apply for the local RPAC Fundraising Grant for this event?

- ☐ Yes
☐ No

If no, why not?

Major Investor (MI) Recruitment Event

Major Investor Recruitment Events are intended to recruit those who will commit to investing \$1,000 or more in LARPAC over a calendar year. In the past, Political Action Teams have hosted invitation only dinners, lunches, and happy hours at nice restaurants or fun opportunities for likely Major Investors to take part in such as a university or minor league baseball game or day at the horse races for these recruitment events.

LARPAC recommends, but certainly does not require, MI recruitment events to be held in the first or second quarter of the year to allow the investor more time to complete the total investment. This also allows Major Investors who commit at a local event to take advantage of LARPAC fundraising opportunities held in conjunction with Louisiana REALTORS® meetings. Never held a Major Investor Recruitment Event? LARPAC trustees are more than willing to help and are only a phone call away.

(4) Will the Political Action Team host a Major Investor Recruitment Event this year?

- ☐ Yes
☐ No

If no, why not?

What is the date of the event? _____

What is the nature of the event? (e.g., dinner, lunch, happy hour, ball game, etc.)

Are local association dues dollars being used for the event(s)?

- ☐ Yes
If yes, what amount? Please estimate if unknown. _____
☐ No

Do you plan to seek reimbursement from local PAT funds for fundraising expenses?

- ☐ Yes
☐ No

Will the PAT apply for the RPAC Major Investor Grant for this event?

- ☐ Yes
☐ No

If no, why not?

Political Action Teams can apply to RPAC for a Major Investor Grant for these events. Please note that the grant is for recruitment events only and NOT recognition or appreciation events. If interested, Political Action Teams apply directly to RPAC for this grant and submit all reimbursement materials to RPAC at least 30 days following the event. More details about this grant can be found here: <https://realtorparty.realtor/rpac/major-investor-event-fundraising/guidelines>

Other Fundraising Methods

(5) Dues billing and events are great ways to fundraise for LARPAC but are not the only way. Is the Political Action Team planning any of the ways below to fundraise for LARPAC?

☐ Direct Mail (postcards, letters)

☐ Face-to-Face Solicitation

Who will be primarily responsible for collecting LARPAC investments?

Name: _____

☐ Office Visits

Who is responsible for organizing office visits?

Name: _____

☐ Phone Bank(s)

Who will be the target audience for the phone bank(s)? (e.g., brokers, previous investors)

What is the expected date(s) for the phone bank(s)?

☐ Other

Please describe: _____

Investor Recognition Plan

Now that plans to fundraise for LARPAC and recruit Major Investors have been covered, how will the Political Action Team thank and recognize LARPAC investors this year?

Simple ways to recognize investors include special seating at association events, featuring their names and pictures on scrolling digital screens at the association office, and thank you notes from the PAT chair. Please note that RPAC sends each Major Investor a Major Investor pin and packet, a subscription to The Cook Report, and invites to special events and recognition at NAR meetings. LARPAC provides Major Investors with a subscription to LaPolitics Weekly and hosts an exclusive annual appreciation event for Major Investors.

LARPAC Forms and Materials

LARPAC forms, governing documents, and marketing materials are available by visiting the LARPAC resource page on <https://www.larealtors.org> (Hover over the Advocacy tab, Invest, LARPAC Resources, password available upon request). Political Action Teams are encouraged to visit this page and let LARPAC know below what can be added or changed on the site to help the Political Action Team and staff.

What other materials or assistance could LARPAC provide to assist with LARPAC fundraising and awareness?

- ☐ Brochures
- ☐ Investment Forms
- ☐ Speaker(s)
- ☐ Other

Questions

Have questions about LARPAC and not sure who to ask? Please e-mail larpac@larealtors.org and your question will be forwarded to the appropriate staff member to respond.

PAT Chair Signature: _____

LARPAC Trustee Signature: _____

Date: _____

Please attach any additional information you believe may be necessary or helpful.

Please return via e-mail to LARPAC at larpac@larealtors.org.

To be completed by LARPAC:

Date received:

Follow-up needed:

Follow-up completed:

Comments:



LOUISIANA REALTORS® POLITICAL ACTION COMMITTEE FUNDRAISING EVENT NOTIFICATION

LARPAC Fundraising Event Overview

1. A written form must be filled out by the organizer of the LARPAC Fundraiser Event. This is to inform LARPAC trustees of the event and for LARPAC to review the plans to ensure the event adheres to state and federal law and regulations and LARPAC governing documents.
2. A form regarding a Major Investor event must be received at least sixty (60) days prior to the event. A form regarding a non-major investor event must be received at least forty-five (45) days prior to the event.
3. Follow LARPAC Policies and Procedures for proper reporting of expenditures for the event.

Name of Local PAT/Association/Board: _____

Name of LARPAC Fundraiser Organizer: _____

E-mail Address: _____

Cell Phone: _____

LARPAC FUNDRAISING EVENT INFORMATION

Background Information:

- (1) What is the nature of your event? (e.g. auction, wine tasting, dinner, etc.)

- (2) Is it a Major Investor fundraiser or non-Major Investor fundraiser?

- (3) What is your fundraising goal for the event?

- (4) What are the estimated costs of the event?

(5) Who will be responsible for planning the event?

(6) If the planned event is an auction, who is responsible for collecting auction items and assessing a fair market value, etc.?

(7) Who will keep track of expenses to be reported as in-kind contributions to LARPAC?

Please be aware that a fundraising event must raise three times the aggregate total (not per item basis) of fair market value of items distributed. Purchased & donated items & entertainment costs are included in this formula. Food, drink, & room rental are not. For information on the "1/3 rule", please contact LARPAC at (225) 923-2210.

Fundraising Event Information:

(1) Proposed date and location of your event:

(2) Who is the targeted audience?

(3) What is your estimated attendance?

(4) Are local association dues dollars being used for the event? If so, what amount? Please estimate if unknown.

☐ Yes

Amount: _____

☐ No

(5) Do you plan to seek reimbursement from local PAT funds for fundraising expenses?

☐ Yes

☐ No

(6) Please give a brief description of the event, including any guest speakers, agenda is applicable, and method by which you will collect LARPAC investments.

Grant Information:

REALTOR® Party Fundraising Grant Applied For:

☐ Yes

☐ No

If no, why not?

REALTOR® Party Fundraising Grant Approved:

☐ Yes

If yes, what amount? _____

☐ No

If no, why not?

PAT Chair Signature: _____

LARPAC Trustee Signature: _____

Date: _____

Please return via e-mail to LARPAC at larpac@larealtors.org . Please direct questions to (225) 923-2210.

To be completed by LARPAC:

Date received:

Follow-up needed:

Follow-up completed:

Comments:



LOUISIANA REALTORS® POLITICAL ACTION COMMITTEE FUNDRAISING EXPENSE REIMBURSEMENT FORM

Local associations/boards may access local PAT funds for reimbursing fundraising expenses pursuant to Louisiana REALTORS® Political Action Committee Policies and Procedures and the latest executed Cooperative Agreement. If proper procedures were followed and all requirements were met, the local association will be reimbursed their expenses.

Local associations/boards shall complete this fundraising expense form documenting expenditures and attach all receipts. The PAT chair, LARPAC trustees who are members of the association requesting reimbursement and local board president are required to sign this form.

TO BE COMPLETED BY THE LOCAL ASSOCIATION/BOARD: Please e-mail (larpac@larealtors.org) or mail all receipts and a completed application to Louisiana REALTORS® Political Action Committee, 821 Main Street, Baton Rouge, Louisiana, 70802. **Requests must be received no later than sixty (60) days following the fundraising event or incurring the expense, whichever is later. Requests received past sixty (60) days will not be reimbursed.**

Local PAT/association/board: _____

Total amount of request: _____

REALTOR® Party Fundraising Grant Applied For:

☐

Yes

☐

No

If no, why not?

REALTOR® Party Funding Grant Received:

☐

Yes

If yes, what amount? _____

☐

No

If no, why not?

Fundraising Expenditures - Include amount and Item (attach pages as necessary):

_____	_____
_____	_____
_____	_____
_____	_____

Signature Political Action Team Chair

Signature Local Board President

LARPAC Trustee

To be completed by LARPAC:
Date received:
Follow-up needed:
Follow-up completed:
Comments:

CONTRIBUTION REQUEST FORMS



POLITICAL ACTION TEAM CONTRIBUTION REQUEST FOR A LOCAL CANDIDATE

All requests for contributions in local, parish or municipal races from funds allocated to a PAT must be approved by the PAT and submitted to LARPAC. All contributions delivered to the PAT shall be presented to the candidate or his/her agent, within thirty (30) days of receipt. All contributions in judicial races must be provided to the judicial candidate's campaign committee and NOT the candidate. Please use the Excel spreadsheet form for requests for multiple candidates submitted at the same time.

Name of and Party of Candidate	Position Sought:	Name of Parish(es) or Municipality:	Candidate Occupation:
Incumbent: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Name and Party of Opponents:			
This information is mandatory for issuing a LARPAC Contribution Check and for reporting purposes.			
Candidate Committee Name: _____			
Candidate Committee Street Address: _____			
City/ State/ Zip: _____			
Election that request is for: <input type="checkbox"/> Primary <input type="checkbox"/> Gen Deficit <input type="checkbox"/> Special Election <input type="checkbox"/> Run Off	Election year that request is for: Year: _____	If deficit request, did candidate's campaign request support? <input type="checkbox"/> Yes <input type="checkbox"/> No	
PAT:	Amount Requested:	Date Approved by PAT: ____ / ____ / ____	Was there a quorum? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of PAT Members:	Number of PAT Members Present for Vote:	Vote Results: Yea Total: _____ Nay Total: _____ Abstention Total: _____	
PAT Chair Signature: _____			
LARPAC Trustee Signature: _____			

Please provide the information on the following if applicable/available. Attach additional information if available.

Please return via e-mail to LARPAC at larpac@larealtors.org . Please direct questions to (225) 923-2210.

Interview:

Was the candidate interviewed? ☐ Yes ☐ No

If no, why not? _____

Campaign:

Campaign consultant (if one): _____

Campaign manager (if one): _____

Endorsements:

What groups have endorsed the candidate?

Polling:

Have any polls been conducted regarding the likely outcome of the election for the position sought by the candidate?

☐ Yes ☐ No ☐ Unknown

If so, what were the results of that polling?

Reception/Event:

Date: _____ Amount of ticket per person: _____

Description of Reception/Event: _____

Persons who will attend Reception/Event:

This information is helpful for LARPAC records. LARPAC can look to this information to help answer any questions about this contribution that may arise in the future.

To be completed by LARPAC:

Date received:

Follow-up needed:

Follow-up completed:

Comments:



**SUPPLEMENTAL POLITICAL ACTION TEAM CONTRIBUTION TO A CANDIDATE FOR STATE LEGISLATIVE, JUDICIAL, OR
EXECUTIVE BRANCH OFFICE FORM**

A PAT may request a supplemental PAT contribution to be made to a candidate in a state legislative, executive, or judicial branch race if the LARPAC trustees have already done so. State judicial races include Court of Appeals and Supreme Court positions. Supplemental local contributions for candidates in state races are not required and shall be made at the option of the PAT. Please use the Excel spreadsheet form for requests for multiple candidates submitted at the same time.

- Requests for supplemental PAT contributions will be forwarded to the LARPAC Trustees for approval.
- For Louisiana Court of Appeals and Supreme Court districts, each PAT within the jurisdiction of the judicial district must submit this completed form.
- LARPAC Trustees will utilize the latest LARPAC adopted guidelines when making determinations whether to approve a supplemental PAT contribution to a candidate in a state race.
- If the LARPAC Trustees approve a supplemental PAT contribution, the funds allocated to the local PAT will be utilized to make the supplemental local contribution in the amount requested if the amount requested does not cause LARPAC to exceed the state election law limits for contributing to a candidate from a political action committee. For judicial positions, it is recommended that the PATS split the contribution amount.
- All contributions in judicial races must be provided to the judicial candidate's campaign committee and NOT the candidate.

Name of and Party of Candidate	Position Sought:	Name of Parish(es) or Municipality:	Candidate Occupation:
Incumbent: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Name and Party of Opponents:			
This information is mandatory for issuing a LARPAC Contribution Check and for reporting purposes.			
Candidate Committee Name: _____			
Candidate Committee Street Address: _____			
City/ State/ Zip: _____			
Election that request is for: <input type="checkbox"/> Primary <input type="checkbox"/> Gen Deficit <input type="checkbox"/> Special Election <input type="checkbox"/> Run Off	Election year that request is for: Year: _____	If deficit request, did candidate's campaign request support? <input type="checkbox"/> Yes <input type="checkbox"/> No	

PAT:	Amount Requested:	Date Approved by PAT: ____ / ____ / ____	Was there a quorum? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of PAT Members:	Number of PAT Members Present for Vote:	Vote Results: Yea Total: _____ Nay Total: _____ Abstention Total: _____	
PAT Chair Signature: _____			
LARPAC Trustee Signature: _____			

Please provide the information below if applicable/available. Attach additional information if available.

This information is helpful for LARPAC records. LARPAC can look to this information to help answer any questions about this contribution that may arise in the future.

Please return via e-mail to LARPAC at larpac@larealtors.org . Please direct questions to (225) 923-2210.

Interview:

Was the candidate interviewed? ☐ Yes ☐ No

If no, why not? _____

Campaign:

Campaign consultant (if one): _____

Campaign manager (if one): _____

Endorsements:

What groups have endorsed the candidate (if any)?

Polling:

Have any polls been conducted regarding the likely outcome of the election for the position sought by the candidate?

☐ Yes ☐ No ☐ Unknown

If so, what were the results of that polling?

Reception/Event:

Date: _____ Amount of ticket per person: _____

Description of Reception/Event: _____

Persons who will attend Reception/Event:

To be completed by LARPAC:

Date received:

Follow-up needed:

Follow-up completed:

Comments:

Total Contributions to Candidate in Current Election Cycle: _____

LARPAC: _____

Supplemental PAT: _____

[illegible]

PAT/Association/Board:

LARPAC Trustee Signature:

PAT Chair Signature:



REQUEST FOR USE OF POLITICAL ACTION TEAM FUNDS FOR USE NOT PROVIDED FOR IN COOPERATIVE AGREEMENT

The Cooperative Agreement governing the relationship between the Louisiana REALTORS® Political Action Committee (LARPAC) and political action teams (PATs) allows for funds allocated to a local PAT (local PAT funds) to be used for certain purposes without vote of the LARPAC Trustees.

Any purpose not authorized by the Cooperative Agreement requires approval by the LARPAC Board of Trustees. Please note that previous approval for use of local PAT funds for the requested purpose does not guarantee that approval will be granted each time.

Please complete this document and return via e-mail to LARPAC at larpac@larealtors.org to request the use of local PAT funds for purposes other than those allowed in the Cooperative Agreement. **This request must be submitted a minimum of thirty (30) days in advance.** Attach any additional information which you believe would be helpful in informing the LARPAC Board of Trustees about the request. Please direct questions to (225) 923-2210.

Amount requested: _____

Event:

Event Sponsor:

Event Purpose:

Event date, time, and location:

If use of local PAT funds is approved, who will attend or be invited to attend the event?

How will the event or attendance of the event further the objective of LARPAC (advocating on issues affecting real estate or supporting candidates)?

Are local association dues dollars being used for the event? If so, what amount?

Local PAT/association/board: _____

LARPAC Trustee Signature: _____

PAT Chair Signature: _____

PAT Approval:

Date Approved by PAT: ____ / ____ / ____

Was there a quorum?

- ☐ Yes
☐ No

Number of PAT Members: _____ Number Present: _____

Vote Results:

Yea Total: _____

Nay Total: _____

Abstention Total: _____

Please return via e-mail to LARPAC at larpac@larealtors.org . Please direct questions to (225) 923-2210.

To be completed by LARPAC:

Date received:

Follow-up needed:

Follow-up completed:

Comments:

**RPAC
FUNDRAISING
GRANTS
INFORMATION**



- [REALTOR® PARTY HUB](#)
- [MEDIA ROOM](#)
- [CAMPAIGN SERVICES](#)
- [COMMUNITY OUTREACH](#)
- [MEMBER & CONSUMER MOBILIZATION](#)
- [RPAC](#)
- [GAD & FPC CORNER](#)

RPAC Fundraising Grants

The RPAC Fundraising Grant assists state and local associations in hosting fundraising events and activities designed to increase RPAC fundraising receipts and RPAC participation. Fundraising activities must produce tangible results and cannot be recognition events. NAR requires the fundraising goal for the activity to be three times higher than the amount requested. The fundraising goal must be attainable with a detailed description to support it. Please provide as much information as possible on the fundraising plan including dates, numbers, what specific items the grant money will be spent on, etc. Grant applications must be fully completed to be considered.

This program is limited to states with campaign finance laws that allow associations to use corporate general treasury funds to pay for RPAC fundraising activity. Your participation in the program is subject to state law.

[RPAC FUNDRAISING GRANT APPLICATION](#)

[NAR RPAC Grant Report](#)

[RPAC FUNDRAISING GRANT EVALUATION & REIMBURSEMENT FORM](#)

RPAC requires submitting applications at least 30 days in advance of the event. All applications must be approved prior to the event taking place. For more information, please review the [grant policy and procedures](#).

Grant Allotments

Association grant allotments are based on NAR's association membership counts from October 31 of the prior year. These funds do not need to be spent on a single event, but can

be used on numerous events throughout the year. The following is a breakdown of grant allotments:

- Small (500 members or less) and medium (500-1,999 members) local associations may apply for grants of up to \$5,000 to be used for fundraising purposes annually.
- Large (2,000-6,999 members) local associations may apply for grants of up to \$10,000 to be used for fundraising purposes annually.
- Mega (7,000+ members) local associations may apply for grants of up to \$15,000 to be used for fundraising purposes annually.
- State associations may apply for grants of up to \$15,000 to be used for fundraising purposes annually.
- State associations with 100,000+ members may apply for grants of up to \$30,000 to be used for fundraising purposes annually.

Reimbursement Overview

The grant evaluation form, receipts and proof of funds raised must be submitted to rpacpartnership@nar.realtor within 30 days of the fundraising activity concluding. Associations are required to provide proof of all investments made at the event receiving grant funds. This proof can be provided via an Aristotle event page, webform or spreadsheet. Please note: all grants must be approved before you seek reimbursement.

Grant Policy

- [Policies and Procedures](#)

Questions? Contact rpacpartnership@nar.realtor.

MARKETING RESOURCES

LARPAC Marketing Resources

LARPAC Logo

DOWNLOAD →

REALTOR Party Logo

DOWNLOAD →

RPAC Logo

DOWNLOAD →



LARPAC Marketing Resources

LARPAC Push Card without Legislative Wins

DOWNLOAD →

LARPAC Push Card with Legislative Wins

DOWNLOAD →

LARPAC Major Investor Graphic

DOWNLOAD →

OUR VOICES. OUR INDUSTRY.

HELP US ESTABLISH A FIRM FOUNDATION

A CONTRIBUTION TO LARPAC IS A BUILDING BLOCK
FOR THE CORNERSTONE OF YOUR SUCCESS.

LARPAC protects your livelihood by:

- Ensuring like-minded officials who understand the importance of your industry are elected
- Influencing the outcome of key real estate issues at the state and local levels

The elected officials LARPAC supports work alongside your Louisiana REALTORS® advocates to drive favorable outcomes on legislation that directly affects your business.

www.larealtors.org/larpac

Louisiana REALTORS® Political Action Committee Disclosure: Contributions are used for political purposes, are voluntary, & are not deductible for federal income tax purposes. Any amounts indicated are merely guidelines & you may contribute more or less than the suggested amounts. Neither your membership nor your participation in Louisiana REALTORS® is conditional directly or indirectly on contributing to LARPAC. You may refuse to contribute without reprisal. The following is sent to the National REALTOR Political Action Committee (NRPAC) to support federal candidates and is charged against your limits under 52 U.S.C. 30306. (1) 30% of all contributions of \$1,000 or more made at any time, and (2) 50% of each contribution less than \$1,000 until LARPAC meets its federal allocation goal set by NRPAC. LARPAC retains the following to support state and local issues and candidates: (1) 70% of contributions that are \$1,000 or more, and (2) 100% of contributions of less than \$1,000 after the NRPAC federal allocation goal is met.



HELP US ESTABLISH A FIRM FOUNDATION

Invest in the future of your industry

A CONTRIBUTION TO LARPAC IS A BUILDING BLOCK
FOR THE CORNERSTONE OF YOUR SUCCESS.

LARPAC protects your livelihood by:

- Ensuring like-minded officials who understand the importance of your industry are elected
- Influencing the outcome of key real estate issues at the state and local levels

The elected officials LARPAC supports work alongside your Louisiana REALTORS® advocates to drive favorable outcomes on legislation that directly affects your business.

www.larealtors.org/larpac

LOUISIANA
REALTORS®
POLITICAL ACTION COMMITTEE

THE ELECTED OFFICIALS LARPAC SUPPORTED ACCOMPLISHED SEVERAL LEGISLATIVE WINS ON YOUR BEHALF, INCLUDING:

COVID-19 ESSENTIAL WORKER DESIGNATION
Allowed the real estate industry to continue to serve its clients during the stay-at-home orders because elected officials acknowledged your value to the community.

REAL ESTATE AGENCY LAW
Simplified relationships between agents and clients by creating agency consumer disclosures for customers and by clarifying their roles in transactions.

DEFENDING LANDLORD RIGHTS
Continually protects the rights of property owners by defeating attempts to extend the eviction notice period and attempts to seal eviction records.

INDEPENDENT CONTRACTOR STATUS
Created a specific real estate section in the state's independent contractor law to provide tax, liability and other benefits to practitioners.

COMMERCIAL REAL ESTATE LIEN LAW
One of the first states to enact this kind of law, it protected commercial real estate agent commissions.

REAL ESTATE TRANSFER TAXES & FEES PROHIBITED
A Constitutional Amendment was unanimously passed by the legislature and was overwhelmingly approved by voters (81%) to prohibit state and local governments from enacting real estate transfer taxes and fees*.

*Prohibited increase in Orleans Parish because of a previously-imposed fee.

AFTER-THE-FACT REFERRAL FEES
Protected agents' commissions from third parties when no referral is made and protected real estate consumers from having benefits denied for using a specific agent.

STATEWIDE PROPERTY DISCLOSURE
Created a uniform statewide document to provide benefits to buyers and sellers and to require sellers to complete it.

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LARPAC MAJOR INVESTORS

An elite and passionate group of REALTORS® and
real estate professionals who get 'IT'

it [pronoun]

1. Elections have consequences.
The candidates elected today will be making decisions about real estate tomorrow.
2. Elections cost money whether we like it or not.
More is accomplished working together than going it alone.
3. When REALTORS® are not at the table, the real estate industry is on the menu.
Contributing to LARPAC is an investment in your business that you cannot afford NOT to make.

SOUND LIKE YOU?

BE A 2024 LARPAC MAJOR INVESTOR!

2024 MAJOR INVESTOR PERKS

- Major Investor Recognition Pin
- Annual subscription to The Cook Political Report (\$350 value)
- Annual subscription to LaPolitics (\$145 value)
- Special seating at Louisiana REALTORS® meetings
- Special LARPAC events at Louisiana REALTORS® meetings
- Special recognition at the State & National Meetings

Pledge to be a 2024 LARPAC Major Investor today!

www.larealtors.org/invest

Questions?
Contact Cindy Chano
larpac@larealtors.org
(225) 224-0702



**MAJOR INVESTOR
COMMITTMENT
FORM**

LARPAC MAJOR INVESTOR PROGRAM

2025 COMMITMENT FORM

Major Investors are elite & passionate real estate professionals whose LARPAC investments shape the political future of the real estate industry



LARPAC supports candidates running for Local, State and Congressional office, who appreciate the value YOU bring to the real estate transaction and the importance of private property rights.

CONTRIBUTION LEVELS:

Sterling R / Major Investor - \$1,000 (Per Year)

Crystal R - \$2,500 (\$2,500.00 One Time Contribution and \$1,500.00 Each Additional Year to Sustain)

Golden R - \$5,000 (\$5,000.00 One Time Contribution and \$2,000.00 Each Additional Year to Sustain)

Platinum R - \$10,000 (\$10,000 One Time Contribution and \$5,000 Each Additional Year to Sustain)

President's Circle*- \$2,000 contributed directly to REALTOR®-friendly Congressional candidates in response to requests from NAR/RPAC.

*President's Circle members will receive a discount on sustaining their membership for certain MI levels. Major Investor contribution is required and in addition to President's Circle contribution.

2025 MAJOR INVESTOR COMMITMENT CARD

___ Yes, I pledge to become a Major Investor. Please process the **full \$1,000** contribution.

___ Yes, I pledge to become a Major Investor. Please process the **initial installment of \$300.00**. I authorize LARPAC to **charge my credit card monthly** for the amount of \$_____ until the entire \$1,000 contribution is paid in full.

___ Yes, I pledge to become a Major Investor. Please process the **initial installment of \$300.00**. I authorize LARPAC to **charge the remaining balance** of the Major Investor \$1,000 contribution on **November 17th** to the credit card below.

NOTE: All balances must be paid in full no later than November 17th for the year. Local fundraisers and other LARPAC investments on the State or Local level are applied to your balance.

Name: _____ Primary Association: _____

Phone: _____ E-Mail: _____ NRDS/M-1#: _____

Card #: _____ Exp. Date: _____

Name on Card: _____

Address on Card: _____ City: _____ State: _____ Zip: _____

Signature: _____

All credit card information provided above to be disposed of in accordance with law upon processing.

Complete online at www.larealtors.org/invest.

Make investment payable to LARPAC
Remit to: Louisiana REALTORS®,
821 Main Street • Baton Rouge, LA 70802
Thank you for your commitment!

Questions?
larpac@larealtors.org
(225) 923-2210

Revised 03.31.2025

Contributions are used for political purposes, are voluntary, & are not deductible for Federal income tax purposes. Any amounts indicated are merely guidelines & you may contribute more or less than the suggested amounts. Neither your membership nor your participation in Louisiana REALTORS® is conditioned directly or indirectly on contributing to LARPAC. You may refuse to contribute without reprisal. The following is sent to the National REALTORS® Political Action Committee (RPAC) to support federal candidates and is charged against your limits under 52 U.S.C. 30116: (1) 30% of all contributions of \$1,000 or more made at any time; & (2) 30% of each contribution less than \$1,000 until LARPAC meets its Federal Allocation Goal set by RPAC. LARPAC retains the following to support state and local issues & candidates: (1) 70% of contributions that are \$1,000 or more; & (2) 100% of contributions of less than \$1,000 after the RPAC Federal Allocation Goal is met.

RPAC ONLINE POSTING GUIDELINES

RPAC Online Posting Guidelines

Many REALTOR® associations are embracing social media tools such as Facebook, Twitter, and YouTube, and integrating these tools into their day-to-day activities. RPAC-related information on social media and websites is subject to both federal and state election laws, and these laws may require that the association regulate access to certain portions of the site. The Q&A below outlines some of the issues raised by association's use of social media for RPAC activities, and some suggestions on how the association or its PAC may address these issues.

Can my association use social media sites for RPAC?

Subject to the restrictions noted below, yes. The association may make certain RPAC information available to the public, such as posting meeting times and basic information about RPAC. However, because RPAC contributions may only be solicited from the so-called "solicitable class," which essentially consists of members and their families, anything which could be considered a "solicitation" for an RPAC contribution will need member-access only password protection.

What RPAC information can be placed on the association public social media and webpages?

- General information about RPAC, such as contact information and staff.
- General information about RPAC activities, such as a calendar of RPAC events.
- RPAC financial information, such as how much had been contributed or the number of contributors to RPAC in a given period.
- Information about contributions RPAC has made to candidates.
- A description of the restrictions under which RPAC operates, such as that only members of the solicitable class may contribute to the RPAC or who determines which candidates will receive RPAC support.
- Copies of the campaign finance reports filed with regulators like the Federal Election Commission or its state counterpart, setting forth the contributions received or disbursements made by RPAC.
- Members may post factual information about themselves for recognition they have received for their investments such as being a Major Investor, but cannot write posts encouraging others to make similar RPAC contributions.

RPAC Online Posting Guidelines

Associations must carefully monitor the content of their site if it includes RPAC information that goes beyond simply providing factual information and also constitutes a solicitation for RPAC contributions. For example, the Federal Election Commission (“FEC”) has determined that a PAC communication constituted a solicitation when the chairman of the PAC commended the enthusiasm of employees who participated in the PAC by making contributions because the communication indicated their awareness of the connection between their welfare and government policies toward the business. Such messages that encourage contributions to RPAC may only be placed behind a member-access only password-protected portion of the site. Such a message would include, for example, posting the names of contributors and the amounts contributed, particularly if those having made such contributions are favorably commended.

What information needs to be behind member-access only password protection?

All communications that constitute a “solicitation” need to be password protected. This would be true for private social media sites where solicitations are taking place, and those private sites will need to be limited to those within the restricted class.

What constitutes a solicitation?

A communication will constitute a solicitation if it “encourages... support [of] the PAC’s activities (by making a contribution) [or] facilitates the making of contributions.” Facilitation of the making of contributions would include providing information on how individuals may contribute to the PAC, such as by including in the communication an address to which a contribution may be sent.

Information about a PAC fundraising event does not constitute a solicitation and can be publicly available if it consists of nothing more than details about when or where the event will be held. However, information that expressly encourages attendance and/or RPAC contributions at such an event, or information about where to send an RPAC contribution, constitutes a solicitation.

Who can access the password-protected content?

The password-protected content may only be accessed by RPAC’s solicitable class. According to federal election law, that includes individual members—i.e., non-corporate members of NAR—and their families. The term “members” means all individuals who currently satisfy the requirements for membership in any one of the local, state, and/or the national associations and regularly pay dues.

Executive, administrative and management personnel of the local, state and/or national associations, and their families, are also included in the solicitable class.

RPAC Online Posting Guidelines

Can an association promote RPAC fundraising events on its public pages?

An association could list RPAC fundraising events on its public pages and calendars, but it will need to be careful that the name itself does not constitute a solicitation nor can there be specific information about the event beyond the date and time of the event. For example, the association could list “RPAC Casino Night” on its public website calendar with a link to a password protected area of the site that would contain information about the event. However, an event named “Give to RPAC” or “RPAC Needs Your Contribution” could not be publicly displayed, since those names would constitute solicitations.

What else should associations do when using websites and social media for RPAC?

The association must, as noted, employ a member-access only password-protection feature for areas of their site that may include an RPAC solicitation. The site administrator should also implement a process that terminates an individual's ability to access the protected portion of the site when association membership terminates.

The association must also decide whether to allow others to post messages to their public social media accounts, and if so, must insure that messages of others do not contain solicitations for RPAC contributions, which may only appear on a password protected page. If an association allows such postings, it may also want to include a disclaimer on the public page reminding members that any RPAC-related messages may only contain general information, and may not solicit RPAC contributions or provide information about making or encouraging contributions to the PAC.

Questions? Contact [Lauren Colicelli](#) at 202-383-1080.

2025
LARPAC TRUSTEES



2025 LARPAC TRUSTEES

Lesha Freeland Chair	Marsha McGraw-Barbera Vice Chair
Jeffrey Welsh Secretary Treasurer	Keary Coffin Immediate Past Chair
Mark Ouchley Region I 1/1/25-12/31/26	Eloise Gauthier Region II 1/1/25-12/31/26
Wayne Setliff Region III 1/1/25-12/31/26	Amanda Hanemann Region IV 1/1/25-12/31/26
Jessica Lafitte Landry Acadiana Rep 2/10/25-12/31/27	Kristina Cusick Greater Baton Rouge Rep 1/1/25-12/31/27
Bill Boyd Bayou Rep 1/1/23-12/31/25	Matt Ritchie Central Rep 1/1/25-12/31/27
Logan Morris Fort Polk Rep 1/1/23-12/31/25	Marbury Little New Orleans Metro Rep 1/1/25-12/31/27
Chris Brock Northeast Rep 1/1/23-12/31/25	Candy Modeen Northshore Rep 1/1/25-12/31/27
Karen Baker Northwest Rep 1/1/24-12/31/27	Tricia Phillips Southwest Rep 1/1/2023 – 12/31/25
Ginger Maulden LARPAC Major Investor Trustee 2025 1/1/2025-12/31/2025	Connie Kyle RPAC Hall of Fame Trustee 1/1/2025-12/31/2026
Michael LaRussa Legislative Division Director	Misty Ingersoll Legislative Team Chair*
Carole Horn RPAC Disbursement Trustee	Lynda Nugent Smith RPAC Fundraising Trustee
Summer Boudreaux National Association of REALTORS® Participation Council Member 2025(NV)	Dax Roy NAR Major Investor Council Member
Rhonda Reap-Curiel 2025 LR* President (NV)	

*Chair appointment pursuant to LARPAC Bylaws
NV=Non-Voting

2025 LARPAC TRUSTEES					2/27/2025
Contact	Position	Email	Phone	Company	Primary Association
Freeland, Leshia	LARPAC Chair	Leshia.Freeland@gmail.com	504-621-7319	KELLER WILLIAMS REALTY 4550100	NEW ORLEANS METRO
McGraw-Barbera, Marsha	LARPAC Vice-Chair	mmcgrawbarbera@gmail.com	318-730-5056	Keller Williams Cenla Partners	CENTRAL
Welsh, Jeffrey	LARPAC Secretary Treasurer	jeffrey@kftrealty.com	225-413-4409	Keyfinders Team Realty	GREATER BATON ROUGE
Coffin, Keary	LARPAC Immediate Past Chair	keary@kearycoffin.com	318-792-3185	Keary Coffin	CENTRAL
Baker, Karen	LARPAC NWLAR Representative	KarenBaker@realtor.com	318-469-1331	Coldwell Banker Apex, REALTORS	NORTHWEST
Boyd, Bill	LARPAC Bayou Board Representative	billboyd@kw.com	985-790-5555	KELLER WILLIAMS REALTY BAYOU P	BAYOU
Brock, Chris	LARPAC NELAR Representative	cbrock36@mac.com	318-541-8280	Re/Max Premier Realty	NORTHEAST
Cusick, Kristina	LARPAC GBRAR Representative	kristina@townandparish.com	225-572-2932	Town & Parish Realty	GREATER BATON ROUGE
Gauthier, Eloise	LARPAC Region II Trustee	eloisegauthier@cox.net	337-344-7833	Gauthier Real Estate, Inc.	ACADIANA
Hanemann, Amanda	LARPAC Region IV Trustee	amanda.hanemann@cbtec.com	985-966-4409	CBTEC	NEW ORLEANS METRO
Horn, Carole	RPAC Federal Disbursement Committee Trustee	carole.horn@compass.com	337-258-4073	Latter & Blum Compass	ACADIANA
Ingersoll, Misty	Legislative Team Chair	misty@allyrealestate.com	318-422-4796	Berkshire Hathaway HomeService	NORTHWEST
Kyle, Connie	RPAC Hall of Fame Trustee	connie.kyle@compass.com	225-939-0800	LATTER & BLUM (CJBR01)	GREATER BATON ROUGE
Lafitte Landry, Jessica	LARPAC Acadiana Representative	jessicalafittelandry@gmail.com	337-603-0160	NextHome Cutting Edge Realty	ACADIANA
LaRussa, Mike	Legislative Division Director	mlarussa@larussarealestate.com	985-637-3399	COLDWELL BANKER LARUSSA REAL E	BAYOU
Little, Marbury	LARPAC NOMAR Representative	marburyl@aol.com	504-782-3361	Derbes-Tatje, REALTORS	NEW ORLEANS METRO
Maulden, Ginger	LARPAC Major Investor Trustee	gmaulden@coldwellbankerone.com	225-806-3733	Coldwell Banker One Prairievil	GREATER BATON ROUGE
Modeen, Candy	LARPAC NABOR Representative	morseteammail@gmail.com	985-966-2715	McEnery Residential, LLC	NORTHSHORE
Morris, Logan	LARPAC Fort Polk Representative	loganm@morrisla.com	337-424-9528	Morris Team Realty, LLC	FORT POLK
Nugent Smith, Lynda	RPAC Federal Fundraising Committee Trustee	lynda@kw.com	504-610-2104	KELLER WILLIAMS REALTY 4550100	NEW ORLEANS METRO
Ouchley, Mark	LARPAC Region I Trustee	rivers415@aol.com	318-376-7458	Coldwell Banker Group One Real	NORTHEAST
Phillips, Tricia	LARPAC SWLAR Representative	tphillipsc21@yahoo.com	337-540-2790	Century 21 Bono Realty	SOUTHWEST
Reap-Curiel, Rhonda	LR President (NON VOTING)	rrcuriel@coldwellbankerreap.com	318-308-9921	Coldwell Banker Reap Realty	BAYOU
Richard-Boudreaux, Summer	RPAC Participation Council Member (Non-Voting)	summer@castlere.com	337-802-9509	Castle Real Estate	SOUTHWEST
Ritchie, Matthew	Central LA Rep.	matritchie@ccim.net	318-709-6288	Ritchie Real Estate	CENTRAL
Roy, Dax	RPAC Major Investor Council	daxroy@yahoo.com	225-202-4383	Roy Appraisals, Inc.	CENTRAL
Setliff, James	LARPAC Region III Trustee	waynesetliff@kw.com	985-707-5684	Keller Williams NOLA Northlake	NORTHSHORE

2025
PAT CHAIRS
&
VICE-CHAIRS

as of June 19, 2025

2025 PAT Chairs					
Contact	Position	Email	Phone	Company	Association
Williams, Linda	Northeast PAT Chair	lindawilliams2@remax.net	318-372-0315	Re/Max Premier Realty	NORTHEAST REALTORS® OF LOUISIANA
Lafitte Landry, Jessica	Acadiana PAT Chair	jessicalafittelandry@gmail.com	337-603-0160	NextHome Cutting Edge Realty	REALTOR ASSOCIATION OF ACADIANA
McCubbin, Scott	Bayou PAT Chair	C21scottm@gmail.com	985-217-7284	CENTURY 21 Action Realty Inc	BAYOU BOARD OF REALTORS®
Merritt, Ashley	NOMAR PAT Chair	ashley.merritt@cbtec.com	513-293-5070	CBTEC	NEW ORLEANS METROPOLITAN ASSOCIATION OF REALTORS® INC
Modeen, Katherine	Northshore PAT Chair	morseteammail@gmail.com	985-966-2715	McEnergy Residential, LLC	NORTHSHORE AREA BOARD OF REALTORS®
Phillips, Tricia	Southwest PAT Chair	tphillpsc21@yahoo.com	337-540-2790	Century 21 Bono Realty	SOUTHWEST LOUISIANA ASSOCIATION OF REALTORS®
Wardlaw, Mindy	Northwest PAT Chair	mindywardlaw@gmail.com	318-469-3261	Pinnacle Realty Advisors	NORTHWEST LOUISIANA ASSOCIATION OF REALTORS®
Moses, David	Central PAT Chair	dmoses@ritchierealestate.com	318-308-2044	Ritchie Real Estate	GREATER CENTRAL LOUISIANA REALTORS® ASSOCIATION
Morrow, Katlyn	Ft. Polk PAT Chair	realtor@katlynmorrow.com	337-396-6048	Latter & Blum Signature	GREATER FORT POLK AREA REALTORS®
Spears, Jr., Richard	GBRAR PAT Chair	richard@primeproperties225.com	225-341-9083	Keller Williams Realty First C	GREATER BATON ROUGE ASSOCIATION OF REALTORS®

2025 PAT Vice-Chairs					
Contact	Position	Email	Phone	Company	Association
Reinking, Ambra	Southwest PAT Vice-Chair	Soldwithambra@gmail.com	337-240-1701	Latter & Blum Compass-LC	SOUTHWEST LOUISIANA ASSOCIATION OF REALTORS®
Toups, Beau	Bayou PAT Vice-Chair	c21btoups@gmail.com	985-991-2073	CENTURY 21 Action Realty, Inc.	BAYOU BOARD OF REALTORS®
Fields, Clayton	GBRAR PAT Vice-Chair	claytonfields@kw.com	504-481-2975	Keller Williams Realty Premier	GREATER BATON ROUGE ASSOCIATION OF REALTORS®
Strohm, Pam	Central Vice-Chair	pamstrohmrealtor@gmail.com	318-407-9755	P.S. Realty	GREATER CENTRAL LOUISIANA REALTORS® ASSOCIATION

**2025
LOCAL & STATE
CONTRIBUTIONS**

LARPAC CONTRIBUTIONS as of June 30, 2025

SENATE

SENATE DISTRICT	NAME	PARTY	PAT	TOTAL CONTRIBUTION 2024-2025
25th	Mark Abraham	R	Southwest	\$ 1,000
21st	Robert Allain	R	Bayou	\$ 1,000
15th	Regina Barrow	D	Baton Rouge	\$ 750
36th	Adam Bass	R	Northwest	\$ 1,000
24th	Gerald Boudreaux	D	Acadiana	\$ 750
7th	Gary Carter, Jr.	D	New Orleans	\$ 750
28th	Heather Cloud	R	CENTRAL	\$ 750
5th	Royce Duplessis	D	New Orleans	\$ 750
6th	Rick Edmonds	R	Baton Rouge	\$ 1,000
20th	Mike Fesi	R	Bayou	\$ 750
16th	Franklin Foil	R	Baton Rouge	\$ 1,000
4th	Jimmy Harris	D	New Orleans	\$ 750
9th	Cameron Henry	R	New Orleans	\$ 1,000
26th	Bob Hensgens	R	Southwest	\$ 750
13th	Valarie Hodges	R	Baton Rouge	\$ 1,000
18th	Eddie Lambert	R	Baton Rouge	\$ 750
29th	Jay Luneau	D	CENTRAL	\$ 750
11th	Patrick McMath	R	Northshore	\$ 1,750
19th	Greg Miller	R	Bayou	\$ 1,000
12th	Beth Mizell	R	Northshore	\$ 1,750
35th	Jay Morris	R	Northeast	\$ 1,750
23rd	Brach Myers	R	Acadiana	\$ 750
1st	Robert "Bob" Owen	R	New Orleans	\$ 2,000
30th	Mike Reese	R	Fort Polk	\$ 750
27th	Jeremy Stine	R	Southwest	\$ 750
10th	Kirk Talbot	R	New Orleans	\$ 1,750
32nd	Glen Womack	R	CENTRAL	\$ 750
			TOTAL:	\$ 27,500

LARPAC CONTRIBUTIONS as of June 30, 2025

HOUSE

HOUSE DISTRICT	NAME	PARTY	PAT	TOTAL CONTRIBUTION 2024-2025
51st	Beryl Amedee	R	Bayou	\$ 500
59th	Tony Bacala	R	Baton Rouge	\$ 1,000
47th	Ryan Bourriaque	R	Southwest	\$ 500
102nd	Delisha Boyd	D	New Orleans	\$ 5,000
46th	Chad M. Boyer	R	Acadiana	\$ 500
58th	Ken Brass	D	Bayou	\$ 500
105th	Jacob Braud	R	New Orleans	\$ 500
60th	Chad Brown	D	Baton Rouge	\$ 500
96th	Marcus Bryant	D	Acadiana	\$ 500
38th	Rhonda Butler	R	Acadiana	\$ 1,000
43rd	Josh Carlson	R	Acadiana	\$ 500
32nd	Dewith Carrier	R	Southwest	\$ 500
44th	Tehmi Chassion	D	Acadiana	\$ 500
66th	Emily Chenevert	R	Baton Rouge	\$ 500
8th	Raymond Crews	R	Northwest	\$ 500
69th	Paula Davis	R	Baton Rouge	\$ 500
41st	Phillip Devillier	R	Acadiana	\$ 1,500
25th	Jason DeWitt	R	Central	\$ 750
53rd	Jessica Domangue	R	Bayou	\$ 500
14th	Michael Echols	R	Northeast	\$ 500
39th	Julie Emerson	R	Acadiana	\$ 1,000
33rd	Les Farnum	R	Southwest	\$ 500
22nd	Gabe Firment	R	Bayou	\$ 500
16th	Adrian Fisher	D	Northeast	\$ 500
55th	Bryan Fontenot	R	Bayou	\$ 1,000
98th	Aimee Freeman	D	New Orleans	\$ 500
104th	Jay Galle'	R	Northshore	\$ 500
35th	Brett Geymann	R	Southwest	\$ 500
90th	Brian Glorioso	R	Northshore	\$ 500
31st	Troy Hebert	R	Acadiana	\$ 500
42nd	Chance Henry	R	Acadiana	\$ 1,500
100th	Jason Hughes	D	New Orleans	\$ 500
78th	Big John Ilg	R	New Orleans	\$ 500
27th	Mike Johnson	R	Central	\$ 1,500
84th	Timothy Kerner	R	New Orleans	\$ 500
18th	Jeremy S. LaCombe	R	Baton Rouge	\$ 500
101st	Vanessa LaFleur	D	Baton Rouge	\$ 500
49th	Jacob Landry	R	Acadiana	\$ 500
13th	Jack McFarland	R	Northeast	\$ 1,500
10th	Wayne McMahan	R	Northwest	\$ 500
23rd	Shaun Mena	D	New Orleans	\$ 500
17th	Pat Moore	D	Northeast	\$ 500
86th	Nick Muscarello	R	Northshore	\$ 500
99th	Candace Newell	D	New Orleans	\$ 500
54th	Joseph Orgeron	R	Bayou	\$ 500
3rd	Tammy Phelps	D	Northwest	\$ 500
37th	Troy Romero	R	Southwest	\$ 500
82nd	Laurie Schlegel	R	New Orleans	\$ 1,000
67th	Larry Selders	D	Baton Rouge	\$ 500
36th	Phillip Tarver	R	Southwest	\$ 500
80th	Polly Thomas	R	New Orleans	\$ 500
12th	Chris Turner	R	Northeast	\$ 500
79th	Debbie Villio	R	New Orleans	\$ 1,000
81st	Jeffrey F. "Jeff" Wiley	R	Baton Rouge	\$ 500
97th	Matt Willard	D	New Orleans	\$ 500
77th	Mark Wright	R	Northshore	\$ 500
52nd	Zee Zeringue	R	Bayou	\$ 500
TOTAL:				\$ 40,250

LARPAC CONTRIBUTIONS as of June 30, 2025

STATEWIDE ELECTED OFFICIALS

NAME	Position	TOTAL CONTRIBUTION 2024-2025
Tim Temple	Commissioner of Insurance	\$ 3,500
TOTAL:		\$ 3,500

PAC

NAME	TOTAL CONTRIBUTION 2024-2025
Donkey Romp LA House Demo Party	\$ 5,000
Elephant Stomp	\$ 10,000
LA House Republican Delegation	\$ 1,000
LA Taste of the Senate Demo	\$ 5,000
TOTAL:	\$ 21,000

BAYOU PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Archie Chaisson, III Campaign Fund		\$ 1,000
Jason Bergeron Campaign Fund		\$ 2,000
	TOTAL:	\$ 3,000

GBRAR PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Aaron Moak Campaign Fund		\$ 1,000
Billy Taylor Campaign Fund		\$ 1,000
Brandon Noel Campaign Fund		\$ 7,500
Carolyn Coleman		\$ 1,500
Cleve Dunn, Jr. Campaign Fund		\$ 1,000
Committee to Elect Dwight Hudson		\$ 500
Darryl Hurst Campaign Fund		\$ 1,000
David Dellucci Campaign Fund		\$ 1,000
Denise Amoroso Campaign Fund		\$ 1,000
Dustin Yates Campaign Fund		\$ 2,500
Emile "Sid" Edwards Campaign Fund		\$ 2,500
James K Talbot Jr Campaign Fund		\$ 1,000
Jeff Taylor Campaign Fund		\$ 1,200
Jennifer "Jen" Racca Campaign Fund		\$ 1,000
John Andrew Murrell Campaign Fund		\$ 500
John Wascom Campain		\$ 500
Laurie Adams Campaign Fund		\$ 2,500
Richie Edmonds Campaign Fund		\$ 500
Rowdy Gaudet Campaign Fund		\$ 1,000
Steve Monachello Campaign Fund		\$ 500
Twanna P. Harris Campaign Fund		\$ 1,000
	TOTAL:	\$ 30,200

GCLRA PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Amanda Welch Campaign Fund		\$ 250
Angela Smith Campaign Fund		\$ 250
Charles 'Chuck' Fowler Campaign Fund		\$ 250
James Wroten Campaign Fund		\$ 250
Stuart Huntsberry Campaign Fund		\$ 250
	TOTAL:	\$ 1,250

GFRAR PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Danny Reynolds Campaign Fund		\$ 500
	TOTAL:	\$ 500

NELAR PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Gretchen Ezernack Campaign Fund		\$ 500
The Committee To Elect Wanda Reese Davis		\$ 750
	TOTAL:	\$ 1,250

NOMAR PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Arita Bohannon Campaign Fund		\$ 1,000
Campaign to Elect Joey LaHatte		\$ 1,500
Chelsey Richard Napoleon Campaign Fund		\$ 1,000
Claude Louis Jr Campaign Fund		\$ 500
Committee to Elect Ricky Templet		\$ 1,000
Delisha Boyd Campaign Fund		\$ 5,000
Hans Liljeberg Campaign Fund		\$ 500
Keith Conley Campaign Fund		\$ 500
Kristi McKinney Campaign		\$ 800
Scott Walker Campaign Fund		\$ 2,500
	TOTAL:	\$ 14,300

RAA PAT CONTRIBUTIONS as of June 30, 2025

NAME		TOTAL CONTRIBUTION 2024-2025
Iberia Parish Roads PAC		\$ 2,000
	TOTAL:	\$ 2,000

**2025
LARPAC
FUNDRAISING REPORT
YTD**

	A	B	C	D	E	F	G	H	I	J	K	M
1	LARPAC Fundraising Report 7/28/2025	2025	2025	% of	2025	2025	2025	2025	2025	2024	2023	Local
2		LARPAC	LARPAC	LARPAC	Part %	MI Completed	MI	MI	PC	LARPAC	LARPAC	Board Acct
3		Cont	Goal	Goal			Pledged	Goals		Cont	Cont	06/30/25
4							Open					
4	Acadiana	33,325	49,067	68%	41%	2	2	16	1	50,792	62,096	90,822
5	Bayou	16,135	11,348	142%	36%	4	-	3	-	20,350	28,932	32,309
6	Baton Rouge	83,044	101,608	82%	32%	6	28	35	3	117,551	144,470	112,955
7	Central	10,520	14,011	75%	28%	-	9	4	1	19,552	23,431	21,730
8	Fort Polk	1,850	4,169	44%	4%	1	-	1	-	12,402	2,315	6,317
9	New Orleans	89,146	177,712	50%	21%	11	22	61	7	105,160	112,676	50,297
10	Northshore	15,856	22,406	71%	18%	3	11	7	-	10,236	12,420	16,333
11	Northeast	15,635	19,945	78%	31%	2	7	6	1	18,400	17,565	37,712
12	Northwest	26,872	41,743	64%	28%	4	9	14	2	37,445	35,306	77,616
13	Southwest	32,855	17,340	189%	23%	10	5	5	-	57,506	84,401	32,264
14	At Large/LR	4,715	-			1	-	6	1	2,863	4,131	-
15	Total	329,953	459,349	72%	26%	44	93	158	16	452,257	527,743	478,355

2026
LARPAC TRUSTEES
& VACANCIES



2025 LARPAC TRUSTEES

Lesha Freeland Chair	Marsha McGraw-Barbera Vice Chair
Jeffrey Welsh Secretary Treasurer	Keary Coffin Immediate Past Chair
Mark Ouchley Region I 1/1/25-12/31/26	Eloise Gauthier Region II 1/1/25-12/31/26
Wayne Setliff Region III 1/1/25-12/31/26	Amanda Hanemann Region IV 1/1/25-12/31/26
Jessica Lafitte Landry Acadiana Rep 2/10/25-12/31/27	Kristina Cusick Greater Baton Rouge Rep 1/1/25-12/31/27
Bill Boyd Bayou Rep 1/1/23-12/31/25	Matt Ritchie Central Rep 1/1/25-12/31/27
Logan Morris Fort Polk Rep 1/1/23-12/31/25	Marbury Little New Orleans Metro Rep 1/1/25-12/31/27
Chris Brock Northeast Rep 1/1/23-12/31/25	Candy Modeen Northshore Rep 1/1/25-12/31/27
Karen Baker Northwest Rep 1/1/24-12/31/27	Tricia Phillips Southwest Rep 1/1/2023 – 12/31/25
Ginger Maulden LARPAC Major Investor Trustee 2025 1/1/2025-12/31/2025	Connie Kyle RPAC Hall of Fame Trustee 1/1/2025-12/31/2026
Michael LaRussa Legislative Division Director	Misty Ingersoll Legislative Team Chair*
Carole Horn RPAC Disbursement Trustee	Lynda Nugent Smith RPAC Fundraising Trustee
Summer Boudreaux National Association of REALTORS® Participation Council Member 2025(NV)	Dax Roy NAR Major Investor Council Member
Rhonda Reap-Curiel 2025 LR* President (NV)	

*Chair appointment pursuant to LARPAC Bylaws
NV=Non-Voting

2026
LARPAC
BOARD OF TRUSTEE
OPEN POSITIONS



2026 LARPAC BOARD OF TRUSTEE OPEN POSITIONS

GENERAL REQUIREMENTS

- Unless otherwise specified, the requirements to serve on the LARPAC Board of Trustees are as follows:
 - REALTOR® member in good standing of a local REALTOR® association or board ("Association/Board").
 - Contribute a minimum of \$1,000 annually to LARPAC.
- Trustees are required to attend a minimum of three meetings per year and participate in many e-mail polls.
- LARPAC is looking for individuals who have a keen understanding of the PAC and political processes, and who have either served on the State LARPAC Board, in leadership positions with their local PAT or with the local board itself.

OFFICER POSITIONS

The Louisiana REALTORS® Political Action Committee is accepting applications / nominations from any Trustee seeking an officer position in 2026.

CHAIRPERSON - Elected by the current Board of Trustees, One (1)-year term

VICE-CHAIRPERSON - Elected by the current Board of Trustees, One (1)-year term

SECRETARY/TREASURER - Elected by the current Board of Trustees, One (1)-year term

- Must be a current member of the 2025 Board of Trustees to run for a LARPAC officer position.
- No officer shall serve in the same office for more than two (2) successive one (1)-year terms.
- No member of the Board of Trustees shall be eligible to serve as an officer of LARPAC if concurrently serving as President, President-Elect, or Secretary-Treasurer of Louisiana REALTORS®.
- If an elected LARPAC Officer's term continues beyond the end of his or her term on the current Board of Trustees, the Officer's term on the Board of Trustees shall continue until the end of his or her term as an officer of LARPAC.

MAJOR INVESTOR TRUSTEE POSITION

The current term for the LARPAC Major Investor Trustee will expire December 31, 2025. The LARPAC Major Investor Position is for a One (1)-Year term (Jan. 1, 2026-December 31, 2026). All candidates must be a 2025 Major Investor.

- Each Political Action Team may submit a candidate that meets the requirements.
- Any Major Investor may also nominate themselves or another Major Investor for the position.
- If more than one name is submitted, the Major Investor Trustee will be elected by the current seated Trustees at the LARPAC Fall Business meeting (date and time to be determined).

LOCAL POLITICAL ACTION TEAM TRUSTEE POSITIONS

The current term for the LARPAC Trustee currently representing the following Political Action Teams will expire December 31, 2025. Each Political Action Team below will need to appoint a member of their Political Action Team to serve a 3-Year term (Jan. 1, 2026-Dec. 31, 2028) for these positions.

- Bayou
- Fort Polk
- Northeast
- Southwest

The members appointed to these LARPAC trustee positions are required to serve as a member of their respective local Political Action Teams for the entirety of their LARPAC trustee term. If a local Association/Board does not have a Political Action Team, the local board may appoint a member of the Association/Board who qualifies for the position.

2026
LARPAC
TRUSTEE POSITION
APPOINTMENT /
NOMINATION FORM



2026 LARPAC Trustee Position Appointment / Nomination Form
Please check only one

General Officer Position 1-year term

2026 Chair	<input type="checkbox"/>
2026 Vice-Chair	<input type="checkbox"/>
2026 Secretary-Treasurer	<input type="checkbox"/>

Major Investor Trustee Position 1-year term

☐

Local Political Action Team Trustee Position 3-year term

Bayou <input type="checkbox"/>	Fort Polk <input type="checkbox"/>	Northeast <input type="checkbox"/>
Southwest <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Name of Appointee / Nominee

Local Board/Association

Brokerage & Address

Email

Cell Phone

Office Phone

Submitted by:

Date:

Please submit completed form to LARPAC at larpac@larealtors.org

Please call with any questions 225.923.2210