

Local Candidate Recommendation Committee (LCRC) Policies and Procedures

Mission Statement for Local Candidate Recommendation Committee (LCRC):

The LCRC recommends contributions to **local candidates** such as mayors, city council members, sheriffs, county supervisors, school and water board members, and other local elected officials. After approval by State CREPAC Trustees, these contributions are made from the LCRC funds. CREPAC makes contributions to **state candidates** for the offices of Governor, Constitutional offices, State Senate, Assembly, and other statewide offices. These decisions are solely determined by the State CREPAC Trustees. Local associations are urged to work with state trustees and staff throughout the state candidate selection process. Local associations are also asked to provide the CREPAC Trustees with formal recommendations on candidates running for state office within their local jurisdiction. CREPAC trustees make recommendations to the RPAC Trustees who are the sole decision makers on **federal candidates**.

- **Does the Local Association have its Own PAC? No.**
 - The state CREPAC funds and Local Candidate Recommendation Committee funds are actually one account established under California's Fair Political Practices Act. Each local association's financial and fund balances are kept on spread sheets in a financial system. C.A.R. takes care of all government required reporting responsibilities as well as ensuring compliance with established reporting regulations on the state and local level.

Maintaining a Bipartisan Posture:

Local Candidate Recommendation Committee (LCRC) decisions on which local candidates to fund should always be based on who will best represent REALTOR® interests, not on membership in one political party or the other. On the state level, CREPAC has a long, bipartisan history of contributing to members of both parties who support organized real estate.

Cooperative Agreement:

In order to request LCRC funds, at the beginning of each calendar year, the LCRC, the AOR and the CREPAC Committee leadership signs a LCRC Cooperative Agreement. The agreement states the names and requires signatures of the AOR Officers and the LCRC leadership, as well as detailing the rights and obligations between the PACs, the AOR and LCRC. **The Cooperative Agreement must be signed by February 28, of the current year.**

If the LRCR Cooperative Agreement is not signed by February 28, of the current year, no disbursements from the LCRC funds will be made without further review by the CREPAC Trustees, which may result in delays or denials of funding requests.

All Local candidate contribution requests are subject to and conditioned on review by a political law attorney for local jurisdiction contribution limits and legal compliance.

LOCAL CANDIDATE RECOMMENDATION COMMITTEE FORMATION

LCRC Committee Configuration:

How the committee structure is set up is completely at the local association's discretion. Local associations may choose to keep the same structure as they maintained previously for BOPAC. Local associations may also use their local government relations or political affairs committee to serve as LCRC Trustees. However, it is suggested that depending upon the size of a local association of REALTORS® membership, the committee should have a minimum of 3 and no more than 13 Trustees. The Trustees are either elected by the local association of REALTORS® or they can be appointed by the leadership of the local association of REALTORS®. To retain continuity, it is recommended that each Trustee serve a 2 or 3 year staggered term. The LCRC (or the local association) must keep minutes of its meetings, including decisions to recommend support for candidates.

CANDIDATE INFORMATION:

Candidate Questionnaires

CREPAC sends out questionnaires each election cycle to those running for state office. Each LCRC may use this questionnaire to craft one that fits the needs of their individual association. **Remember to stick to real estate issues only.** State Candidate Questionnaires are located on the C.A.R. website.

Interview and Meet the Candidates

The LCRC should contact potential candidates for local office to interview with your LCRC members after they have completed a local candidate questionnaire. **Be sure to ask only real estate related questions.**

Endorsing vs. Supporting Candidates:

The CREPAC Trustees may provide monetary support to candidates but that is not the same as C.A.R. endorsing candidates. LCRC recommendations for funding are similarly requests for monetary support but do not constitute an Association endorsement of a candidate. An endorsement requires a separate vote by the local association board. Your local association and LCRC should carefully consider the implications of providing anything other than financial support to local candidates.

- Support: It is a financial contribution to a candidate.
- Local association endorsement: Indicates that the AOR supports this candidate as an organization and that the candidate can publicize such endorsement.

Independent Expenditures (IE)

Another way to use your local LCRC funds may be an independent expenditure (IE). **An IE campaign may not coordinate, in any form or fashion, with the candidate and/or the campaign for which the independent support is being provided.** Independent expenditures mean that there is no coordination, consultation or communications with the candidate. Non-compliance will result in significant political law violations and

corresponding penalties. All independent expenditures have to be approved in advance through staff and through outside political legal counsel first.

Confidentiality Agreement: To help facilitate “no coordination” with candidates on Independent Expenditure Campaigns, it is suggested that the LCRC Trustees sign a Confidentiality Agreement, which can be used at the local level.