

LOBBYING REPORT

Lobbying Disclosure Act of 1995 (Section 5) - **All Filers Are Required To Complete This Page**

1. Registrant Name:

CALIFORNIA ASSN OF REALTORS

2. Address:

525 S. VIRGIL AVE., LOS ANGELES, CA 90020

3. Principal place of business (if different from line 2):

4. Contact Name: JANET M. GAGNON

Telephone: 213-739-8272

E-mail (optional): janetg@car.org

Senate ID #: 7691-12

House ID #: 33287000

7. Client Name: ☒ Self

TYPE OF REPORT

8. Year 2004 Midyear (January 1 - June 30): ☐ **OR** Year End (July 1 - December 31): ☒

9. Check if this filing amends a previously filed version of this report: ☐

10. Check if this is a Termination Report: ☐ => Termination Date: 11. No Lobbying Activity: ☐

INCOME OR EXPENSES

Complete Either Line 12 **OR** Line 13

12. Lobbying Firms

INCOME relating to lobbying activities for this reporting period was:

Less than \$10,000: ☐

\$10,000 or more: ☐ => Income (nearest \$20,000): _____

Provide a good faith estimate, rounded to the nearest \$20,000, of all lobbying related income from the client (including all payments to the registrant by any other entity for lobbying activities on behalf of the client).

13. Organizations

EXPENSES relating to lobbying activities for this reporting period were:

Less than \$10,000: ☐

\$10,000 or more: ☒ => Expenses (nearest \$20,000): 60,000.00

14. Reporting Method.

Check box to indicate expense accounting method. See instructions for description of options.

☒ **Method A.** Reporting amounts using LDA definitions only

☐ **Method B.** Reporting amounts under section 6033(b)(8) of the Internal Revenue Code

☐ **Method C.** Reporting amounts under section 162(e) of the Internal Revenue Code

LOBBYING ACTIVITY.

Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code: CPT (one per page)

16. Specific lobbying issues:

H.R. 3872-Consumer Access to Information, prohibits the misappropriation of a database by classifying such misappropriation as an unfair method of competition and an unfair or deceptive act or practice in commerce under the FTC Act. H.R. 3261-Database Protection Bill, makes civilly liable any person who makes available in commerce to others a substantial part of the information contained in a database generated, gathered, or maintained by another person without authorization.

17. House(s) of Congress and Federal agencies contacted:

HOUSE OF REPRESENTATIVES

SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.

Covered Official Position (if applicable): N/A

Name: ROBERTS, MATTHEW

Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

LOBBYING ACTIVITY

Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code: CSP (one per page)

16. Specific lobbying issues:

H.R. 1115/S. 274/S. 1751-Class Action Fairness Act would give federal courts jurisdiction over class action cases that have national implications, and/or a majority of plaintiffs in multiple states. H.R. 1766-National Uniform Privacy Standards Act would make permanent the provisions of the Fair Credit Reporting Act and amend the Gramm-Leach-Bliley Act to establish a national uniform privacy standard for financial institutions. H.R. 2622-Fair & Accurate Credit Transaction Act amended the Fair Credit Reporting Act, to prevent identity theft, improve resolution of consumer disputes, improve the accuracy of consumer records, make improvements in the use of, and consumer access to credit information, and for other purposes. H.R. 728-ADA Notification Act would require that businesses be given 90 days notice of a violation before they can be sued. S. 877-CAN-SPAM Act ensures that all unsolicited electronic emails contain correct factual information, present themselves as advertisement or marketing, the possible creation of a do-not-spam registry, allow for the recipient to request not to receive any more, and instructs the FTC to define what a commercial electronic mail message is. H.R. 1636-Consumer Privacy Protection requires data collection organizations to notify consumers at the time of collection that their personally identifiable information may be used for an unrelated transaction purpose. H.R. 4600-The Junk Fax Prevention Act would broaden the FCC's July 2003 ruling regarding unsolicited facsimile advertisement to a business or residential fax machine.

17. House(s) of Congress and Federal agencies contacted:
Federal Communications Commission (FCC)
Federal Trade Commission (FTC)
HOUSE OF REPRESENTATIVES
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

Registrant Name: CALIFORNIA ASSN OF REALTORS Client Name: Self

LOBBYING ACTIVITY.

Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code: DEF (one per page)

16. Specific lobbying issues:

BRAC- Base Realignment and Closure

17. House(s) of Congress and Federal agencies contacted:

Defense, Dept of (DOD)

HOUSE OF REPRESENTATIVES

SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.

Covered Official Position (if applicable): N/A

Name: ROBERTS, MATTHEW

Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

LOBBYING ACTIVITY.

Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code: ENV (one per page)

16. Specific lobbying issues:

H.R. 2828/H.R. 2641-CALFED, would help ensure the future water supply of California. H.R. 1663-Replaces two maps relating to the Coastal Barrier Resources System Cape Fear Unit NC-07P. Directs the Secretary of the Interior to keep such maps on file and available for inspection in accordance with the Coastal Barrier Resources Act. H.R. 3529-would cancel two specific Bureau of Land Management sand and gravel mining leases for lands in Soledad Canyon, CA., and impose conditions for future mining in the area. H.R. 2933-Critical Habitat Reform Act, would give greater weight to economic considerations when the United States Fish and Wildlife Service is designating critical habitat. Amending the Endangered Species Act and the Critical Habitat Designations, to give government agencies the discretion to delay the designation of critical habitat to the stage where a recovery plan is being prepared for an endangered species. The Federal Environmental Protection Agency and the U.S. Army Corps of Engineers published an advanced Notice of proposed Rulemaking to clarify what kinds of wetlands are regulated under the Clean Water Act. FEMA's implementation of new Flood Plan Maps.

17. House(s) of Congress and Federal agencies contacted:
HOUSE OF REPRESENTATIVES
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

LOBBYING ACTIVITY

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15. General issue area code: FIN (one per page)

16. Specific lobbying issues:

H.R. 111/S. 98-Community Choice in Real Estate Act would ensure that banks would not be allowed to engage in the selling or direct purchasing of property. H.R. 1357-Homeowners Emergency Assistance Act would restore home mortgage assistance through the FHA single-family mortgage insurance program. H.R. 1443-Access to Affordable Mortgages Act would change language in laws that allow for ARMs, so they state that ARMs are capped at 1% for terms of 3 years and under, as opposed to the current 5 years and under. S. 1928-Predatory Lending Consumer Protection is a federal anti-predatory lending bill containing case-by-case review of a borrower's ability to repay the loan and no assignment of liability. H.R. 2575-Secondary Mortgage Market Enterprises Regulatory Improvement Act would amend the Homeowners' Loan Act to rename the Office of Thrift Supervision as the Office of Housing Finance Supervision, giving this office direct authority over Fannie Mae and Freddie Mac to ensure they are financially safe and adequately capitalized. H.R. 2803-Housing Finance Regulatory Restructuring Act would establish the Office of Housing Finance Oversight in the Department of the Treasury to ensure the financial safety and soundness of Fannie Mae, Freddie Mac, and the Federal home loan banks. H.R. 284/S. 5958-Housing Bond Fairness Act would rescind the sunset date on Mortgage Revenue Bonds, create a new qualifying system, and makes housing credit apartment production viable in rural areas. H.R. 975-Bankruptcy Abuse Prevention and Consumer Protection Act would reform bankruptcy laws to force people with the ability to repay their debts to file under Chapter 13, where courts establish repayment plans, instead of Chapter 7, which erases debts. H.R. 3507-Improving Homeownership in High Cost Areas, this bill would increase the conforming loan limit for states with a Statistical Metropolitan Area above the regular conforming loan limit. H.R. 3755-Zero Downpayment Act, amends the National Housing Act to authorize the Secretary of HUD to insure zero-downpayment mortgages for one-family residences. H.R. 4110-FHA Single Family Loan Limit Adjustment Act, would amend the National Housing Act to increase Federal Housing Administration (FHA) single family mortgage limits. Federal Reserve's decision to implement the Basel II Accord. This Accord would update the original Basel Capital Accord from 1988. The U.S. Department of the Treasury is considering defining REALTORS as "Financial Institutions," in that it relates to the application of the anti-money laundering program of the USA PATRIOT Act. The Creation of a Federal Housing Authority sub-prime loan product for borrowers who would not meet traditional underwriting standards with respect to credit history; but meet the debt income, and repayment ability standards. The proposed HUD rule to expand its offerings of adjustable rate mortgage products on FHA insured mortgages. The rule would create ARM products, the interest rate for 3 year and 5 year ARMs cannot change by more than 1% for the life of the loan. For 7 year and 10 year ARMs, the maximums are 2% annually and 6% for the life of the loan. Fannie Mae's and Freddie Mac's rule change that would boost interest rates for fees on cash-out refinancing that involve loans of more than 70% of a home's value, which could stop homeowners from tapping their equity. HUD's proposed rule on the Real Estate Settlement Procedures Act and its application. The OCC rule stating it "occupies the field" for all laws regarding national banks (Published at 69 Fed. Reg. 1895 (2004)). Ginnie Mae requirement that FHA insured mortgages that are prepaid still accumulate interest until the last day of the month that the prepayment is made. HUD's final rule on FHA multifamily loan limits. HUD's proposal to require mortgagees of FHA-insured mortgages to collect as part of the monthly mortgage payment an escrow of the amounts necessary for the payment of condominium or homeowners association fees.

17. House(s) of Congress and Federal agencies contacted:

Federal Reserve System
HOUSE OF REPRESENTATIVES
Housing & Urban Development, Dept of (HUD)
Office of Management & Budget (OMB)
Office of the Comptroller of the Currency (OCC)
SENATE
Treasury, Dept of

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

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15. General issue area code: HOU (one per page)

16. Specific lobbying issues:

H.R. 1077-Hope VI Program Revitalization Act of 2003 amends the United States Housing Act of 1937 to extend and authorize appropriations for the HOPE VI revitalization program. Revises grant selection criteria. H.R. 1102-National Affordable Housing Trust Fund Act would fund a new federal housing production program utilizing excess FHA and Ginnie Mae revenues to meet the goal of 1.5 million units of housing by 2010. H.R. 1276/S. 811-American Dream Downpayment Act will provide \$200 million in grants to help homebuyers with downpayment and closing costs. H.R. 1614 Hope VI Program Reauthorization and Small Community Mainstreet Rejuvenation and Housing Act of 2003-(Sec.2) amends the United States Housing Act of 1937 to revise criteria for Hope VI grants, including addition of criteria regarding tenant displacement, existing tenant occupancy priority, and timelines of project completion. H.R. 1985/S. 1714-FHA Multi-Family Loan Limit Adjustment Act would increase affordable housing availability for low- and moderate-income families. The bill would allow HUD to increase multi-family mortgage loan limits for FHA insured properties. S. 602-New Homestead Act would create financial incentives for individuals who choose to live in and help preserve small rural towns. HUD's initiative on removal of regulatory barriers: proposals for incentive criteria on barrier removal in HUD's funding allocations. HUD's proposed raising of the 2005-2008 housing goals for Fannie Mae and Freddie Mac for low- and moderate-income homebuyers, special affordable, and underserved areas. HUD's proposed rule regarding the disposition of HUD-acquired single family property and disciplinary actions against HUD-qualified real estate brokers (Docket No. FR-4871-P-01; HUD 2004-0006). HUD Solicitation R-OPC-22505, Single Family Housing Management & Marketing Services. HUD's awarding of the 2004 Management & Marketing Services contract for Northern and Southern California to PEMCO, LTD. I a non-California based company. Federal Deposit Insurance Corporation (FDIC) proposal regarding the Community Reinvestment Act. Specifically, the FDIC's proposal to change the definition of "small bank" from banks with assets of \$250 million or less to banks with assets of \$1 billion or less.

17. House(s) of Congress and Federal agencies contacted:

Federal Deposit Insurance Commission (FDIC)
HOUSE OF REPRESENTATIVES
Housing & Urban Development, Dept of (HUD)
Office of Thrift Supervision (OTS)
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

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15. General issue area code: INS (one per page)

16. Specific lobbying issues:

S. 1373-Insurance Consumer Protection. H.R. 1552-Homeowners' insurance availability would implement a reinsurance coverage program for residential property losses to homes and the contents of apartment buildings, caused by "covered perils," available only through contracts for reinsurance coverage purchased at regional auctions. This would act as a federal backstop to help cover the cost of large natural disasters. H.R. 660/S. 545-Small Business Health Fairness Act would create federal regulations for Association Health Plans, allowing them to negotiate on behalf of their members for health benefits exempt from most state laws. S. 2238/H.R. 253-National Flood Insurance Program Reauthorization. The Secretary of the Treasury's decision to extend the "make available" provision of the Terrorism Risk Insurance Program. Draft legislation that would reform the insurance regulatory system.

17. House(s) of Congress and Federal agencies contacted:
HOUSE OF REPRESENTATIVES
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

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15. General issue area code: TAX (one per page)

16. Specific lobbying issues:

S. 1175-First-Time Homebuyers' Tax Credit Act would allow first-time homebuyers to receive a tax credit of up to \$3000 for individuals or \$6000 for married couples. H.R. 1336/S. 846-Mortgage Insurance Fairness Act would Amend the IRS code of 1986 to classify mortgage insurance premiums as residence interest, allowing for it to be tax deductible. H.R. 1634/S. 576- Business Property Economic Revitalization Act would shorten the tax depreciation life, on non-residential property, from 39 years to 10 years. S. 1918-Would allow money given for the purpose of downpayment assistance to qualified organizations to be considered as charitable donations on tax returns. H.R. 22-The Individual and Small Business Tax Simplification Act of 2003 would amend the IRS Code to simplify certain provisions and establish a uniform pass-thru regime. H.R. 2896/H.R. 4520-American Jobs Creation Act would reduce the depreciation period for leasehold improvements from 39 years to 15 years, extend the 50% bonus depreciation until December 2005, allow mortgage insurance payments to be deductible, allow all prepayments of Mortgage Revenue Bond backed mortgages to be reused to finance new loans, and amend Section 1031 of U.S. Tax Code (Title 26). H.R. 3521/S. 1896-Tax Relief Extension Act would extend a number of expiring tax provisions, including the Brownfield clean up deduction. S. 597-The bill would create tax incentives for property owners and landlords who made their properties more energy efficient. H.R. 666-Mortgage Cancellation Relief Act would grant relief from discharge of indebtedness rules for sales of residences. H.R. 839/S. 875/S. 198-Renewing the Dream Tax Credit Act would allow developers and investors who construct or rehabilitate housing for low- and moderate-income families for purchase to claim a tax credit up to 50% of the cost over a five-year period. H.R. 4221-This bill would reduce the depreciation recapture tax rate from the current 25% down to 15%. S. 150/S. 2084-These bills would extend the moratorium that bars state and local governments from imposing multiple and discriminatory taxes on internet access. H.R. 4113-Would amend the Section of the IRS Tax Code governing commercial mortgage-backed securities, allowing for modifications and/or changes to be made to the properties. Treasury Department's Fiscal Year 2005 Budget proposal to "close loopholes, halt several abusive tax avoidance transactions, and simplify the tax code."

17. House(s) of Congress and Federal agencies contacted:
HOUSE OF REPRESENTATIVES
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.
Covered Official Position (if applicable): N/A
Name: ROBERTS, MATTHEW
Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

LOBBYING ACTIVITY.

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15. General issue area code: TRA (one per page)

16. Specific lobbying issues:

The reauthorization by Congress of the Transportation Equity Act for the 21st Century for another six-years. Transportation legislation designed as a short term stop gap due to a failure by Congress to reauthorize the Transportation Equity Act for the 21st Century.

17. House(s) of Congress and Federal agencies contacted:

HOUSE OF REPRESENTATIVES

SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.

Covered Official Position (if applicable): N/A

Name: ROBERTS, MATTHEW

Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

Registrant Name: CALIFORNIA ASSN OF REALTORS Client Name: Self

LOBBYING ACTIVITY.

Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code: VET (one per page)

16. Specific lobbying issues:

H.R. 1500-Would authorize a veteran to select an appraiser prior to the purchase of housing under a loan guaranteed by the Department of Veterans Affairs. H.R. 4345/S. 2522-Amends Federal veterans' benefits law to revise the maximum amount of home loan guaranty available under the home loan guaranty program of the Department of Veterans Affairs, specifically the guaranty of any loan of more than \$144,000. Replaces the current formula of the lesser of \$60,000 or 25 percent of the loan with the lesser of a certain maximum guaranty amount or 25 percent of the loan.

17. House(s) of Congress and Federal agencies contacted:

HOUSE OF REPRESENTATIVES
SENATE

18. Name of each individual who acted as a lobbyist in this issue area:

Name: GAGNON, JANET M.

Covered Official Position (if applicable): N/A

Name: ROBERTS, MATTHEW

Covered Official Position (if applicable): N/A

19. Interest of each foreign entity in the specific issues listed on line 16 above. **None**

Signature: ON FILE Date: Feb 01, 2005

Printed Name and Title: JANET M. GAGNON - DIRECTOR OF PUBLIC POLICY