

# LPCAR Newsletter



## Letter from the Board President



### General Membership Meeting

#### Scholarship Award Presentation and CE with Instructor Tim Reed

Date: **Tuesday, June 10, 2025**  
Time: 11:30 a.m. CST  
Place: Portofino Grill in La Porte  
Program: LPCAR Scholarship Award Presentations  
CE with Tim Reed: Course: Fair Housing—2 CE  
Hours for all Indiana Brokers - Satisfies new NAR Fair Housing Training Requirement!  
Cost: \$18 with Reservations/\$20 for Walk-ins

#### **For Reservations:**



Those attending the meeting only may RSVP via email or phone! Please contact the Board office at 219-324-8120 or via email at

**lpcar@lpcar.comcastbiz.net** no later than **Friday, June 6, 2025.**

Please have your check ready for our meeting, made payable to LPCAR. Thank you. If you do plan on attending our CE session you will need to register online at:

**<https://www.laportecountyrealtors.com/membershipmeetings>**

CE Attendees **must** register online. Please provide COMPLETE information. All Indiana License Numbers begin with **RB** and **MUST be included in the registration.** *Please review your entries prior to submitting the form! CE is free of charge for all LPCAR members. \$20 for non-members.*

**Please review our reservation policy:** *Reservation Policy: We strongly suggest you make reservations in advance. Any reservation made and **not cancelled 2 hours prior** to the start of our event will be charged for the cost of the meal. Our locations are very accommodating with our reservations but we are required to call in a reservation number ahead of time and pay for that number. Thank you for your cooperation in this matter!*

Hey LPCAR Members! – June is **National Homeownership Month**, and it's a great reminder of why we do what we do. Helping people achieve the dream of homeownership isn't just about closing deals—it's about changing lives, building stronger communities, and creating long-term financial stability for families. This month is the perfect time to celebrate that impact, share your clients' success stories, and remind your network that REALTORS® are trusted guides in one of the most important decisions of their lives. Let's use this time to elevate the value of homeownership and the role we play in making it possible.

Keep an eye out for **House Bill 1347**, which goes into effect on July 1st. This is an important piece of legislation for anyone involved in real estate. Details in this month's newsletter.

*(Continued on page 5)*

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# June is National Homeownership Month!

## Why Homeownership Matters

June marks National Homeownership Month, which recognizes the value of homeownership and its positive impact on families, communities and the nation's economy. This month allows a time to celebrate and promote the American Dream of homeownership and identify the many benefits of owning that roof over your head.

**America's tax law can and must do more to promote homeownership**, build stable communities, and boost economic growth.

NAR is advocating for these **bills and solutions**:

- The **More Homes on the Market Act (H.R. 1340)** to decrease the equity penalty and incentivize more long-term owners to sell their homes.
- The **Neighborhood Homes Investment Act (H.R. 2854)**, which would attract private investment to build and rehabilitate owner-occupied homes.
- The **Affordable Housing Credit Improvement Act (S. 1515/H.R. 2725)**, which would encourage creating and preserving affordable housing.
- The **Housing Supply Framework Act (H.R.2840/ S.1299)** to create a national strategy for boosting housing production and affordability by reducing barriers to new housing development.
- The **Revitalizing Downtowns and Main Streets Act (H.R. 2410)** to convert underused commercial properties into residential and mixed-use housing.
- The **Uplifting First-Time Homebuyers Act (Awaiting bill number)** to increase the amount that can be withdrawn penalty-free from IRAs for a down payment on a first home.
- Support small business by **preserving the 199A qualified business income deduction** and keeping taxes on business income lower for independent contractors and pass-through business owners.
- Support commercial real estate investment by **preserving 1031 like-kind exchanges**.
- Incentivize homeownership by **increasing the \$10,000 cap on the state and local tax (SALT) deduction** and eliminating the marriage penalty.

## **HB 1347 Real Estate Matters: Effective July 1 2025**

- Requires a broker company to **deposit funds belonging to others into a trust account that the broker company maintains.**
- Requires that residential real estate sales disclosure forms include disclosures by an owner that a property is located within a locally designated historic district.
- Requires that residential real estate sales disclosure forms include disclosures by an owner of any conservation easement.
- Requires the Indiana professional licensing agency in consultation with the Indiana real estate commission to **perform annual and random audits** for compliance of more than one percent (1%) but less than ten percent (10%) of the practitioners who hold broker's license required to take continuing education courses.
- Provides that to become a managing broker, an individual, among other things, must: (1) hold an active broker's license for at **least three years**; and (2) **pass a written examination.**

This bill **raises the bar for the industry professionalism and consumer protection** – safeguarding client funds and making common-sense upgrades to licensing rules. When taking CE, please make sure to retain all copies of certificates of completion in the event of a random audit by the PLA. Note that this bill becomes effective on **July 1, 2025**. Please plan accordingly.

### **Mark your Calendar for our Self-Defense Session!**

**September 25, 2025** - REALTOR Safety - Self Defense Session. All Attendees will receive a light breakfast, hands-on training, lunch and 4 CE hours. Class size will be limited. Registration will open in July. This session will replace our September General Membership meeting!

Session will take place at the MAAC Foundation Center in Valparaiso. Please dress comfortably—no open toe shoes/sandals.

*CE is free of charge for all LPCAR members as part of your member benefits! \$50 for non-members*

A reminder that all active real estate licensees must complete 12 hours of CE each PLA year during a three year cycle. The current year runs from July 1, 2023 through June 20, 2024.

**Deserving Children Give Back Event—June 11, 2025**

**Eat Wings, Raise Funds**



# **LPCAR Deserving Children Charity**

## **Wednesday, June 11**

### **5-9PM**

**Dine-in & Carryout**

**LaPorte Buffalo Wild Wings®** will donate 10%  
of food sales back to LPCAR.

(Not valid on web or third-party delivery orders.

Not including tax, gratuity, alcohol or promotional discounts).



**BUFFALO  
WILD  
WINGS®**





## Letter from Board President *(continued)*

*(Continued from page 1)*

We have a busy and exciting June ahead!

**June 10th:** Join us for our General Membership Meeting. Continuing Education (Fair Housing) with Tim Reed will be offered, and we'll also be presenting our Scholarship Awards during the meeting. A great opportunity to see your dues dollars in action!! Find out who will win free dues for 2026 as we select the winner of the Fairhaven Challenge!

**June 11th:** Mark your calendars for our **Give Back Night** at Buffalo Wild Wings in LaPorte. Proceeds will benefit the deserving Children Charity.

**June 17th:** Deserving Children's Charity Auction Meeting at Coolspring Branch/LP Library! Always welcoming new volunteers!

**June 20-27th: Summer Splash RPAC Online Auction:** Bid all week on your favorite items for this RPAC event. <https://lpcar.muradbid.com>

A heartfelt thank you to everyone who supported our Food Drive! Thanks to your generosity, we were able to order over **\$10,000 worth of food**. Distribution will take place on **June 20th** to **seven local organizations**. Great job, everyone! Let's hope the weather continues to improve. As always, feel free to reach out with any questions.

*Julie Wagner -2025 LPCAR Board President*

### Please save the following dates:

**June 11, 2025—Buffalo Wild Wings LP Give Back Day**

**July 31, 2025—Full Tilt Give Back 3:00 - 9:00 p.m.**

**August 11, 2025 - Culver's (La Porte) Give Back—All Day**

**September 30, 2025—Hacienda Restaurant (Michigan City) Give Back—all day**

**October 9, 2025 - Galveston Steak House (Michigan City) Give Back**

**October 23, 2025 - Bingo Night at the VFW!**

**November 14, 2025 - Charity Auction Night at the Orak Shrine (Michigan City)**



### **REAL FACTS. RIGHT NOW.**

Reliable, factual information regarding the proposed settlement agreement and what it means to you and the valuable role you play in the transaction.

**facts.REALTOR**

**REALTORS®** are members of the National Association of REALTORS®.

Stay informed and empowered with FACTS for REALTORS.

Access critical tools and stay updated on the settlement agreement at **facts.REALTOR**.

## Member Benefit



**FOREWARN®**

**FOREWARN** is a revolutionary application that allows agents to have instant due diligence on prospects. In seconds, with as little information as a phone number or name, LPCAR members can verify a prospect's identity, criminal records, bankruptcies, liens, judgments, address history and property records (state laws vary) all in one place, leading to safer and more productive interactions.



This is not only critical for your personal safety and efficiency, but also a benefit to your listing homeowners, providing an added layer of protection for their homes and families through your vetting of prospective buyers. Haven't set up your account yet? Please contact the board office for more information at 219-324-8120.

## Deserving Children Charity Updates

### 2025 Charity Auction Committee Co-Chairs

**Tommy Sunn**

**219-575-0881**

**Verna McAlister**

**219-380-9584**

**Julie Deal**

**219-241-8888**

### Table & Dinner Ticket Sales:

**Peggy Loza**

**219-608-7141**

**Laura Robbins**

**574-250-3755**

**Board Office**

**219-324-8120**

Tables for our Deserving Children's Charity Auction are now available for reservations! Please contact **Peggy Loza** to reserve your table! The auction will take place at the Orak on November 14, 2025! Tickets are \$60 per person or a table of 8 for \$480.

**Auction Item Donations** are needed to help make this event successful. Please contact any of the auction co-chairs if you are interested in donating items. Some ideas for donations include: Holiday Décor, Kid's Toys, Tech items, Items for the home, etc.

Auction items may be dropped off at the following locations: Meridian Title (La Porte and Michigan City) and Fidelity Title (new location on Johnson road). If you would like your item picked up, please contact one of the co-chairs listed for assistance.

**Sponsor a child:** if you wish to sponsor a child for the shopping event in December you may send a check to the board office, made payable to LPCAR Charity Fund in the amount of \$175, or any amount of your choice.

Tables Marked with  
"X" have been  
reserved.

Stage  
Auction items on displays

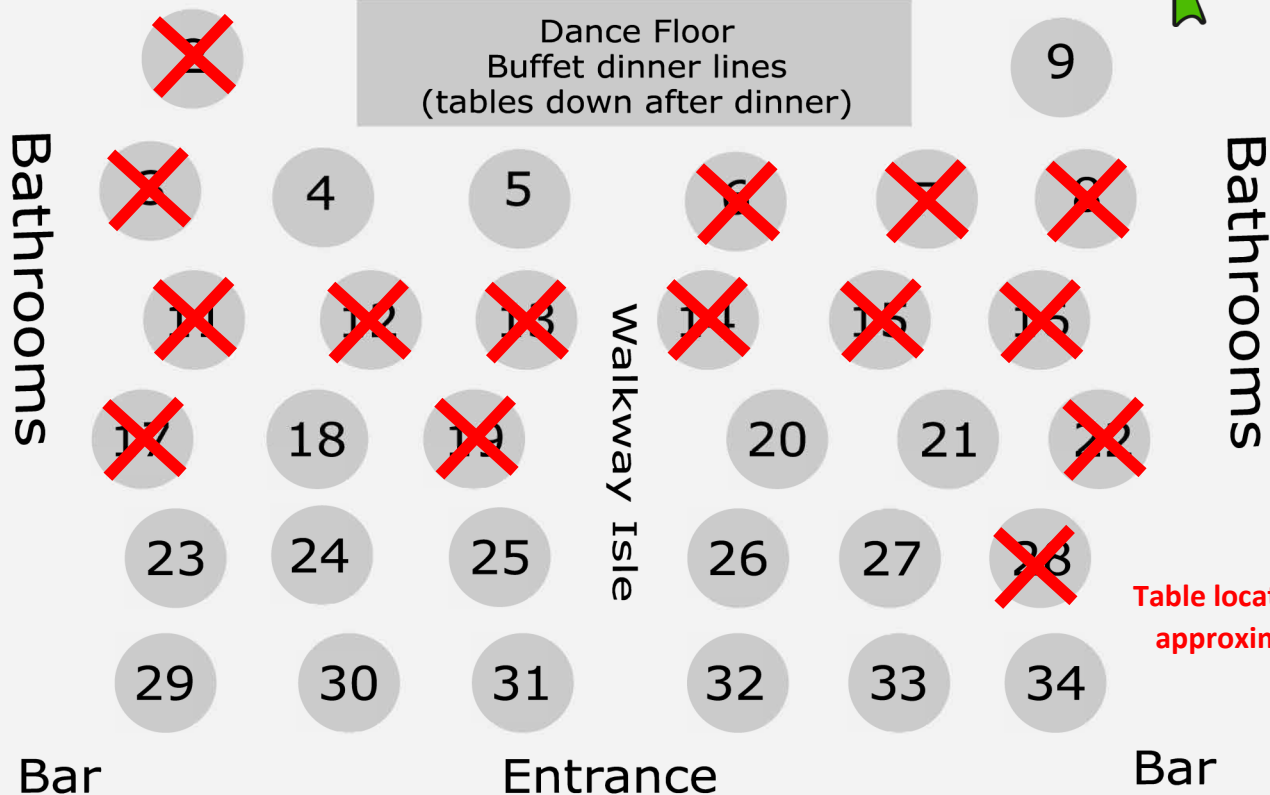


Table location is  
approximate



## 2025 LaPorte County Deserving Children Shopping Tour SPONSORSHIP & DONATION REQUEST FORM



The Deserving Children Shopping Tour is a local charity where money is raised to take children of LaPorte County shopping for items such as hats, coats, boots and a toy for Christmas. One hundred percent (100%) of the money raised stays locally here in LaPorte County!

**Last year, over 600 LaPorte County children benefited from this program!!**

The LaPorte County Association of Realtors raises money throughout the year to fund this charity. As part of these efforts, the LaPorte County Realtors Association hosts the Deserving Children's Charity Auction.

**Deserving Children's Charity Auction:** This year's live auction will be held at the **Orak Shrine, Michigan City on November 14, 2025**. Tickets will be \$60.00 each; Table Reservations will be \$480 for 8 people. Ticket includes dinner and live auction.

**Contact Peggy Loza at 219-608-7141 or Laura Robbins at 574-250-3755 for Table Reservations**

**WE NEED YOUR HELP! Items for our Auction are needed! To donate item(s) toward the Live Auction, donations can be dropped off Meridian Title, Fidelity Title and REMAX County Wide 1st, or contact any LPCAR Committee Member for items needing to be picked up.**

### ~ CORPORATE SPONSORSHIP DONATION LEVELS~

**\$2500 PLATINUM SPONSOR INCLUDES:** Table of 8 Live Auction dinner tickets. Recognition provided on table centerpieces at auction event, verbal recognition during live auction event and on overhead screen pre-auction, and business highlighted on LPCAR / Deserving Children's Auction social media pages leading up to the event.

**\$2000 GOLD SPONSOR INCLUDES:** 4 Live Auction dinner tickets. Recognition provided on table centerpieces at auction event, verbal recognition during live auction event and on overhead screen pre-auction, and business highlighted on LPCAR / Deserving Children's Auction social media pages leading up to the event.

**\$1500 SILVER SPONSOR INCLUDES:** 2 Live Auction dinner tickets. Recognition provided on table centerpieces at auction event, verbal recognition during live auction event and on overhead screen pre-auction, and business highlighted on LPCAR / Deserving Children's Auction social media pages leading up to the event.

\_\_\_\_\_: **"It's for the Kids" Sponsor:** Monetary Donation Only. Not interested in attending the Auction, but want to help? Write in your monetary donation amount here. We appreciate your support!

**To make a donation, please contact a committee chair member:**

Julie Deal: 219-241-8888

Verna McAlister: 219-380-9584

Tommy Sunn: 219-575-0881

**For Corporate Sponsors, please fill out the information below and send back to [lpcar@lpcar.comcastbiz.net](mailto:lpcar@lpcar.comcastbiz.net):**

**COMPANY NAME:** \_\_\_\_\_ **CONTACT:** \_\_\_\_\_

**COMPANY ADDRESS:** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

Registration will open in July—Due to the nature of the session, class size will be limited!

# SELF-DEFENSE SESSION

Emergency Services Training/MAAC Foundation, Inc.



4203 Montdale Park Drive  
Valparaiso, Indiana 46383



Registration will open this summer -  
Class size is limited!!

**FREE  
SESSION**



Attendees will earn  
4 CE Hours with  
Instructor Tim Reed  
Lunch provided



Learn safety tips , hands-on defense techniques,  
and how to keep safe during the year



**SEPTEMBER 25, 2025**

Hosted by:

La Porte County Association of REALTORS



**Affiliates: Sponsorship Opportunities available.**  
**Please contact the board office for more**  
**information.**



## Mark Your Calendar for our RPAC Fundraising Event!!

This June join us for our **Summer Splash RPAC Online Auction** event. Have fun bidding on some great items. Your winning bid becomes part of your 2025 RPAC Contribution. Auction will open **June 20, 2025 at 12 noon** and close on **June 27, 2025 at 6 p.m.** Make sure to mark your calendar for this fun event. Bid from the comfort of your own home!



LA PORTE COUNTY ASSOCIATION OF REALTORS

# Summer Splash: RPAC Online Auction

Opens June 20, 2025 at 12 noon  
Closes June 27, 2025 at 6 p.m.  
<https://lpcar.muradbid.com>

**REALTOR PARTY**

**LPCAR**  
LaPorte County Association of REALTORS®

Contributions to RPAC are not deductible for federal income tax purposes. Contributions are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. Your contribution is split between National RPAC and IAR in Indiana. Contact IAR for information about the percentages of your contribution provided to National RPAC and Indiana RPAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116. Indiana RPAC also accepts corporate contributions, of which a percentage determined by IAR may be eligible for and provided to NAR's Political Advocacy Fund.

## RPAC Online Auction Sneak Peek *(just a few of the items up for auction)*



A collage of various items and gift cards available for auction:

- Apple AirPods
- Adjustable Shaft (INS)
- Buffalo Wild Wings Party Card
- Amazon \$25 Gift Card
- Enzo Trattoria
- Galveston Steakhouse
- Shoreline Brewery
- Lowe's Gift Card
- Shady Creek Winery
- MyQ security camera
- Chamberlain garage door opener
- Apple Watch
- Keurig coffee maker
- Drone
- Nail Spa
- 330 LBS. cart
- Black bag

## Deserving Children Charity—Bingo Event October 23, 2025

Save the date for the Deserving Children's Charity Bingo Event at the VFW, 181 McClung Road, La Porte on **October 23, 2025!**

Funds raised will go toward the Deserving Children Charity Fund! Ticket information and package purchase coming soon! Don't miss out!



## CE & License Renewal

All Indiana-licensed real estate Brokers must complete 12 hours of continuing education (CE) each year of the same 3-year license renewal cycle.

**Brokers newly licensed since July 1, 2014:** You must complete a state-approved 30-hour Broker post-licensing course within 2 years of your license issue date. This course is required and satisfies your initial CE requirement during the first 2 years of licensure.

**Managing Brokers:** Please remember that 4 of the 12 hours of CE you complete each year must be state-approved Managing Broker curriculum..

License Issue Date	30-Hour Post-Licensing Course Requirement	First Yearly 12-Hour CE Requirement
July 1, 2020 – June 30, 2021	Within two years of license issue date	July 1, 2023 – June 30, 2024
July 1, 2021 – June 30, 2022	Within two years of license issue date	July 1, 2024 – June 30, 2025
July 1, 2022 – June 30, 2023	Within two years of license issue date	July 1, 2025 – June 30, 2026
July 1, 2023 – June 30, 2024	Within two years of license issue date	July 1, 2026 – June 30, 2027
July 1, 2024 – June 30, 2025	Within two years of license issue date	July 1, 2027 – June 30, 2028





## RPAC: Your Best Investment in Real Estate

Since 1969, the REALTORS® Political Action Committee (RPAC) has promoted the election of pro-REALTOR® candidates across the United States. The purpose of RPAC is clear: REALTORS® raise and spend money to elect candidates who understand and support their interests. The money to accomplish this comes from voluntary contributions made by REALTORS®. These are not members' dues; this is money given freely by REALTORS® in recognition of how important campaign fundraising is to



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### Contact Us


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# June 2025

# National Homeownership Month

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Board Office Closed	3 Board of Director Mtg @11:30 am	4	5	6	7
8	9	10 Membership Meeting @Portofinos @11:30 a.m.	11 New member Orientation at Coolspring Branch DCC Give Back at Buffalo Wild Wings LP 5-9pm	12 501c3 Taskforce Meeting @3:45 pm at Coolspring Branch	13	14 
15 HAPPY FATHER'S DAY	16	17 Charity Auction Mtg @Coolspring Branch 10:30 a.m.	18	19	20 RPAC Online Auction	21
22	23	24	25	26	27	28
Summer Splash RPAC Online Auction: June 20-June 27, 2025!						
29	30 PLA CE Cycle Deadline	The board office is currently operating remotely with in-person office visits by <u>appointment only!</u>				