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FEDERAL ELECTION COMMISSION
WASHINGTON, D.C.

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FEDERAL ELECTION COMMISSION
Washington, D.C. 20463

CELA

1 TO: The Commission
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3 FROM: Lisa J. Stevenson
4 Acting General Counsel
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6 BY: Kathleen M. Guith *KG by sf*
7 Associate General Counsel
8 for Enforcement
9
10 Lynn Y. Tran *LT*
11 Assistant General Counsel
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13 Christopher L. Edwards *CE*
14 Attorney
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16 SUBJECT: Fast-Track Resolution of Pre-MUR 592 (Miami Association of Realtors)
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19 Attached is a proposed Fast-Track conciliation agreement that has been signed by
20 Christopher Zoller, Chairman of the Miami Association of Realtors (the "Miami Association"). The
21 agreement would settle the Miami Association's violations of 52 U.S.C. §§ 30118 and 30122 in
22 connection with reimbursements it made to individuals who contributed to the Realtors Political
23 Action Committee ("RPAC").

24 **I. BACKGROUND**

25 Pre-MUR 592 was initiated by a *sua sponte* submission ("Submission") filed with the
26 Commission by the Miami Association and RPAC. The Submission indicates that in 2011, the
27 Miami Association adopted a policy allowing it to reimburse its members for travel expenses
28 incurred while attending meetings of the Florida Realtors Association Board of Directors. Travel
29 expenses would only be reimbursed to directors who made a contribution, or pledged to make a
30 contribution, to RPAC. The Submission admits that the Miami Association made reimbursements
31 under this policy from 2012 to 2015. The Miami Association ultimately reimbursed eighty-two of
32 its members for travel expenses because they contributed or pledged to contribute to RPAC. A total
33 of \$55,668.16 was reimbursed using this arrangement.

34 On January 13, 2017, the Office of General Counsel ("OGC") circulated an informational
35 memorandum advising the Commission of our intention to attempt to negotiate a resolution of this
36 matter pursuant to the Commission's Fast-Track Resolution process, prior to a finding of reason to

1 believe.¹ The memorandum recommended taking no action against RPAC or the participating
2 Miami Association members because the record does not indicate that those entities knowingly
3 violated the Federal Election Campaign Act of 1971, as amended.²

4 OGC accordingly contacted the Miami Association, which agreed to conciliate through the
5 Fast-Track Resolution process, and engaged in conciliation negotiation. The Miami Association
6 ultimately agreed to the attached conciliation agreement.

7 **II. DISCUSSION**

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25 We believe this negotiated agreement represents an acceptable resolution of this matter,
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28 Therefore, we recommend that the
29 Commission open a Matter Under Review as to the Miami Association, accept the attached
30 conciliation agreement, take no action as to RPAC, and close the file.

¹ Informational Memorandum, Fast-Track Resolution of Pre-MUR 592 (Jan. 13, 2017).

² *Id.* at 5-6.

III. RECOMMENDATIONS

1. Open a Matter Under Review as to the Miami Association of Realtors;
2. Accept the attached Conciliation Agreement with the Miami Association of Realtors;
3. Take no action as to the Realtors Political Action Committee;
4. Approve the appropriate letters; and
5. Close the file.

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