

Clerk of the House of Representatives
Legislative Resource Center
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Washington, DC 20515
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Secretary of the Senate
Office of Public Records
232 Hart Building
Washington, DC 20510
<http://www.senate.gov/lobby>

LOBBYING REPORT

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

1. Registrant Name ☒ Organization/Lobbying Firm ☐ Self Employed Individual National Association of Realtors			
2. Address Address1 500 NEW JERSEY AVE, NW Address2 City WASHINGTON State DC Zip Code 20001-2020 Country USA			
3. Principal place of business (if different than line 2) City State Zip Code Country			
4a. Contact Name Mrs. Shannon McGahn		b. Telephone Number 2023831000	c. E-mail smcgahn@realtors.org
			5. Senate ID# 27070-12
7. Client Name ☒ Self ☐ Check if client is a state or local government or instrumentality National Association of Realtors			6. House ID# 317330000

TYPE OF REPORT

8. Year 2020 Q1 (1/1 - 3/31) ☐ Q2 (4/1 - 6/30) ☐ Q3 (7/1 - 9/30) ☐ Q4 (10/1 - 12/31) ☒

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 Issue Activity ☐

INCOME OR EXPENSES - YOU MUST complete either Line 12 or Line 13

12. Lobbying	13. Organizations
INCOME relating to lobbying activities for this reporting period was: <u>Less than \$5,000</u> ☐ <u>\$5,000 or more</u> ☐ \$	EXPENSE relating to lobbying activities for this reporting period were: <u>Less than \$5,000</u> ☐ <u>\$5,000 or more</u> ☒ \$ 25,150,000.00
Provide a good faith estimate, rounded to the nearest \$10,000, of all lobbying related income for the client (including all payments to the registrant by any other entity for lobbying activities on behalf of the client).	14. REPORTING 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

Signature Digitally Signed By: Shannon McGahn

Date 1/20/2021 4:55:36 PM

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. Add additional page(s) as needed.

15. General issue area code CSP

16. Specific lobbying issues

Privacy and Data Security HR __ - (Discussion Draft) United States Consumer Data Privacy Act of 2019 S__ - (Discussion Draft) Consumer Online Privacy Rights Act S __ - SAFE DATA Act Broadband Access S1294 - Broadband Interagency Coordination Act of 2019 S4021 - A bill to accelerate rural broadband deployment HR133 - Consolidated Appropriations Act, 2021 HR7022 - Rural Broadband Acceleration Act Communications with the House and Senate regarding rural broadband access Qualified Mortgage Rule HR2445 - Self-Employed Mortgage Access Act of 2019 Remote Online Notarization HR6364 - Securing and Enabling Commerce Using Remote and Electronic Notarization Act of 2020 HR6800 - HEROES Act S3533 - Securing and Enabling Commerce Using Remote and Electronic Notarization Act of 2020 2020 Census Discussions with the U.S. Senate on the 2020 deadline extension. Communications with the Consumer Financial Protection Bureau regarding the Qualified Mortgage (QM) rule, RESPA, and TRID. Communications with the House and Senate about the Qualified Mortgage (QM) rule. Communications with the Federal Housing Finance Agency regarding Remote Online Notarization (RON) and remote ink-signed notarizations (RIN).

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Consumer Financial Protection Bureau (CFPB), Federal Housing Finance Agency (FHFA)
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18. Name of each individual who acted as a lobbyist in this issue area

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Kathryn	DeSanctis			☐
Nia	Duggins			☐
Shannon	McGahn			☐
Sarah	Young			☐
Bernard	Fulton			☐
Amy	Bos			☐
Joseph	Ventrone			☐
Ken	Fears			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code DIS

16. Specific lobbying issues

Flood Insurance

HR __ - To reauthorize the national flood insurance program and establish a program to make such insurance affordable to low-income families, and for other purposes

HR __ - (Discussion Draft) Increased Cost of Compliance Coverage of the National Flood Insurance Act

HR __ - (Discussion Draft) To improve the processes for establishing and appealing flood insurance rate maps under the National Flood Insurance Program, and for other purposes.

HR __ - (Discussion Draft) To make administrative reforms to the National Flood Insurance Program to increase fairness and accuracy and protect the taxpayer from program fraud and abuse, and for other purposes.

Letter to the House and Senate regarding FEMA Flood Map funding.

Letter to the House Appropriations Subcommittee on the Interior regarding 3DEP Mapping.

Letter to the Senate Appropriations Subcommittee on the Interior regarding 3DEP Mapping.

HR268 - Supplemental Appropriations Act, 2019

HR1666 - To amend the National Flood Insurance Act of 1968 to allow for the consideration of private flood insurance for the purposes of applying continuous coverage requirements, and for other purposes.

HR1865 - Further Consolidated Appropriations Act, 2020

HR2578 - National Flood Insurance Program Extension Act of 2019

HR3055 - Further Continuing Appropriations Act, 2020, and Further Health Extenders Act of 2019

HR3167 - National Flood Insurance Program Reauthorization Act of 2019

HR3462 - SHELTER Act

HR4378 - Continuing Appropriations Act, 2020, and Health Extenders Act of 2019

HR8311 - NFIP RISC Act of 2020

HR8337 - Continuing Appropriations Act, 2021 and Other Extensions Act

S572 - Additional Supplemental Appropriations for Disaster Relief, 2019

S1958 - SHELTER Act

S3418 - STORM Act

S4462 - FLOODS Act

Communications with Congress regarding extending the National Flood Insurance Program (NFIP).

Disaster Relief

S617 - Tax Extender and Disaster Relief Act of 2019

COVID-19 Relief

HR133 - Consolidated Appropriations Act, 2021

HR748 - CARES Act

HR6201 - Families First Coronavirus Response Act

HR6800 - HEROES Act

HR6886 - Paycheck Protection Program Flexibility Act of 2020

HR7777 - Paycheck Protection Program Small Business Forgiveness Act

S4098 - Coronavirus Housing Counseling Improvement Act

S4117 - Paycheck Protection Program Small Business Forgiveness Act

S__ - HEALS Act

Letter to House Subcommittee on Housing Regarding COVID Challenges for Policyholders and Insurers

Discussions with the House of Representatives and Senate regarding COVID-19 relief for small businesses, independent contractors, self-employed individuals, and non-profit organizations; SBA COVID-19 relief programs (Paycheck Protection Program Loans and Economic Injury Disaster Loans), unemployment issues; access to credit issues as a result of COVID-19; relief for 501(c)(6) organizations; the CDC Eviction Moratorium and the need for rental assistance; and COVID-19 relief bill priorities.

Pandemic Risk Insurance

HR__ - Pandemic Risk Insurance Act Study

HR6494 - Business Interruption Insurance Coverage Act of 2020

HR6497 - Never Again Small Business Protection Act of 2020

HR6983 - Pandemic Risk Insurance Act of 2020

HR7011 - Pandemic Risk Insurance Act of 2020

State and Municipalities Emergency Funding

HR6954 - State and Municipal Assistance for Recovery and Transition (SMART) Act

S3752 - State and Municipal Assistance for Recovery and Transition (SMART) Act

Discussions with the Federal Emergency Management Agency (FEMA) within the Department of Homeland Security (DHS) regarding flood insurance.

Discussions with the Department of Housing and Urban Development (HUD) regarding flood insurance and private FHA flood insurance.

Discussions with the Treasury Department regarding COVID-19 relief; the CDC eviction moratorium and the need for rental assistance; the SBA Paycheck Protection Program and Economic Injury Disaster Loans; and the need for 501(c)(6) disaster relief.

Discussions with the Small Business Administration (SBA) regarding the SBA COVID-19 relief programs for independent contractors and small businesses, including the Paycheck Protection Program and the Economic Injury Disaster Loans, and providing relief for 501(c)(6) organizations. Communications with the White House regarding COVID-19 relief for small businesses and independent contractors, non-profit organizations, and self-employed individuals; SBA COVID-19 relief programs, including the Paycheck Protection Program and the Economic Injury Disaster Loan program; and the CDC eviction moratorium and the need for rental assistance.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Federal Emergency Management Agency (FEMA), Homeland Security - Dept of (DHS), Housing & Urban Development - Dept of (HUD), Treasury - Dept of, Small Business Administration (SBA), White House Office

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Austin	Perez			☐
Evan	Liddiard			☐
Megan	Booth			☐
Joseph	Ventrone			☐
Sehar	Siddiqi			☐
Erin	Stackley			☐
Nia	Duggins			☐
Ken	Fears			☐
Sarah	Young			☐
Amy	Bos			☐
Kathryn	DeSanctis			☐
Bernard	Fulton			☐

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

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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. Add additional page(s) as needed.

15. General issue area code ENV

16. Specific lobbying issues

Energy Efficiency
HR3586 - The Energy Savings and Building Efficiency Act

Algae Blooms
HR335 - South Florida Clean Coastal Waters Act of 2019

Endangered Species Act
HR__ - The LIST Act
HR__ - The EMPOWERS Act
HR__ - The PETITION Act
HR__ - The WHOLE Act
HR__ - Listing Reform Act
HR__ - Property Rights Protection Act
S4589 - Endangered Species Act Amendments of 2020

Carbon Sequestration and Property Values
HR5859 - Trillion Trees Act

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. HOUSE OF REPRESENTATIVES

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Russell	Riggs			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Sydney	Barron			☐
Shannon	McGahn			☐
Joseph	Ventrone			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code FIN

16. Specific lobbying issues

GSE Reform

Discussions with the House and Senate regarding GSE Reform.

Communications with the Senate re: FHFA GSE Regulatory Capital Framework Final Rule

Anti-Money Laundering/Beneficial Ownership

HR2513 - Corporate Transparency Act of 2019

HR2514 - Coordinating Oversight, Upgrading and Innovating Technology, and Examiner Reform Act of 2019

HR6395 - National Defense Authorization Act, 2021

HR __ - (Discussion Draft) To make reforms to the Federal Bank Secrecy Act and anti-money laundering laws, and for other purposes

S2563 - ILLICIT Cash Act (Discussion Draft)

Discussions with the House Financial Services Committee on Anti-Money Laundering issues.

Discussions with the House Financial Services Committee on the Bank Secrecy Act.

Discussions with the Senate Banking Committee on Anti-Money Laundering issues.

Credit Reporting

HR3618 - Free Credit Scores for Consumers Act of 2019

HR3621 - Student Borrower Credit Improvement Act

HR3622 - Restoring Unfairly Impaired Credit and Protecting Consumers Act

HR4067 - Financial Inclusion in Banking Act of 2019

HR4328 - Protecting Innocent Consumers Affected by a Shutdown Act

HR5332 - Protecting Your Credit Score Act of 2019

HR __ - Improving Credit Reporting for All Consumers Act of 2019

HR __ - Clarity in Credit Score Formation Act of 2019

HR __ - Accurate Access to Credit Information Act of 2019

Discussions with the Senate.

Financial Education

HR4067 - Financial Inclusion in Banking Act of 2019

Student Loan Debt

HR4545 - Private Loan Disability Discharge Act of 2019

HR5287 - Fair Student Loan Debt Collection Practices Act

HR5294 - Student Borrower Protections Act of 2019

Communications with the House and Senate.

Credit Scoring

HR5332 - Protecting Your Credit Score Act of 2020

Discussions with the House and Senate.

Qualified Mortgage (QM) Rule

HR2445 - Self-Employed Mortgage Access Act of 2019

Community Reinvestment Act

HJRes90 - Providing for congressional disapproval under chapter 8 of title 5, United States Code, of the rule submitted by the Office of the Comptroller of the Currency relating to "Community Reinvestment Act Regulations".

Access to Credit

HR6794 - Promoting Access to Credit for Homebuyers Act of 2020

COVID-19 Relief

HR133 - Consolidated Appropriations Act, 2021

HR6800 - HEROES Act

S__ - HEALS Act

Communications with the House and Senate Regarding COVID Relief to protect small businesses, housing stability, and the real estate sector.

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Federal Mortgage Access for DACA Recipients

HR3154 - Homeownership for DREAMers Act

Communications with the House and Senate Armed Services Committees regarding the National Defense Authorization Act (NDAA) and anti-money laundering provisions.

Communications with the House and Senate regarding the QM rule, mortgage forbearance due to COVID-19, GSE reform, and COVID-19 relief.

Communications with the White House regarding the CDC eviction moratorium and the need for rental assistance.

Communications with the Treasury Department regarding the CDC eviction moratorium and the need for rental assistance, and the GSE capital rule.

Communications with the Department of Housing and Urban Development (HUD) regarding the CDC eviction moratorium and the need for rental assistance.

Communications with the Consumer Financial Protection Bureau (CFPB) regarding QM regulations, RESPA, and TRID.

Communications with the Federal Housing Finance Agency (FHFA) regarding the GSE capital rule, credit access, GSE reform proposals, GSE conservatorship, loan limits, and duty to serve.

Communications with the Financial Crimes Enforcement Network (FinCEN) on anti-money laundering issues.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Consumer Financial Protection Bureau (CFPB), Federal Housing Finance Agency (FHFA), Financial Crimes Enforcement Network (FinCEN), Housing & Urban Development - Dept of (HUD), Treasury - Dept of, White House Office

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Joseph	Ventrone			☐
Kathryn	DeSanctis			☐
Erin	Stackley			☐
Ken	Fears			☐
Nia	Duggins			☐
Bernard	Fulton			☐
Sarah	Young			☐
Megan	Booth			☐

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

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15. General issue area code HCR

16. Specific lobbying issues

Association Health Plans
HR2294 - Association Health Plans Act of 2019
S1170 - Association Health Plans Act of 2019

Discussions with the Department of Labor (DOL) regarding Association Health Plans, worker classification.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. HOUSE OF REPRESENTATIVES, U.S. SENATE, Labor - Dept of (DOL)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Kathryn	DeSanctis			☐
Austin	Perez			☐
Vijay	Yadlapati			☐
Colin	Allen			☐
Joseph	Ventrone			☐
Shannon	McGahn			☐
Nia	Duggins			☐
Kathryn	DeSanctis			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code HOU

16. Specific lobbying issues

Rural Housing

HR3620 - Strategy and Investment in Rural Housing Preservation Act of 2019

Communications with the House Financial Services Committee in support of the Rural Housing Service.

Communications with the House and Senate in support of rural housing programs, 502 loans, and rural broadband.

Violence Against Women Act

HR1585 - Violence Against Women Reauthorization Act of 2019

Veterans Housing Issues

HR299 - Blue Water Navy Vietnam Veterans Act of 2019

HR4656 - Veteran Home Loan Disaster Recovery Act of 2020

HR5923 - Fair Access to Co-ops for Veterans Act

Communications with the House of Representatives and the Senate opposing the use of VA Home Loan Guarantee Fees to pay for other VA programs.

Communications with the House and Senate Veterans Affairs Committees opposing increasing IRRRL funding fees.

Fair Housing Protections

HR5 - Equality Act

HR149 - Housing Fairness Act of 2019

HR1865 - Further Consolidated Appropriations Act, 2020

HR6760 - Fair Housing Further Enforcement Emergency Act of 2020

Communications with the House and Senate regarding HUD FY 2021 appropriations, including support for Fair Housing Initiative Programs (FHIP) and the HUD Office of Fair Housing and Equal Opportunity, and Fair Housing enforcement.

Letter to the Senate Budget Committee regarding HUD's Fair Housing Assistance Programs (FHAPs).

Housing Priorities

Letter to the Senate Banking Committee and the House Financial Services Committee regarding federal housing priorities.

FHA Programs

HR123 - FHA Additional Credit Pilot Program Reauthorization Act

HR1865 - Further Consolidated Appropriations Act, 2020

HR2162 - Housing Financial Literacy Act of 2019

HR2852 - Homebuyer Assistance Act of 2019

HR3141 - FHA Loan Affordability Act of 2019

HR5931 - Improving FHA Support for Small Dollar Mortgages Act of 2020

HR8824 - Federal Financing Bank Risk-Sharing Act of 2020

S1722 - FHA Appraiser Eligibility Expansion Act

S3639 - Housing Financial Literacy Act of 2019

HUD-Assisted Housing

HR1690 - Safe Housing for Families Act of 2019

HR __ - DISCUSSION DRAFT - Housing Infrastructure Act

Transportation and Housing

HR4307 - Build More Housing Near Transit Act

HR4351 - Yes In My Backyard Act

S1919 - Yes In My Backyard Act

Affordable Housing

HR4300 - Fostering Stable Housing Opportunities Act of 2019

S1804 - HUD Manufactured Housing Modernization Act of 2019

S2160 - CO ALERTS Act of 2019

COVID-19 Relief

HR133 - Consolidated Appropriations Act, 2021

HR748 - CARES Act

HR6201 - Families First Coronavirus Response Act

HR6800 - HEROES Act

HR7616 - Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2021

S__ - HEALS Act

S3685 - Emergency Rental Assistance and Rental Market Stabilization Act of 2020

S4098 - Coronavirus Housing Counseling Improvement Act

Communications with Congress regarding the CDC eviction moratorium, additional relief for the rental industry and consumers; rental assistance;

priorities for COVID-19 relief legislation; extending the states' CARES Act funding deadline; extending additional housing market COVID relief measures, and housing provider assistance.

CDC Eviction Moratorium/Rental Assistance

HR133 - Consolidated Appropriations Act, 2021

Communications with the Department of Housing and Urban Development, the White House, the National Economic Council, the Treasury Department, the Senate Health Committee, the House Financial Services Committee, and Congressional Leadership regarding the CDC eviction moratorium and the need for housing provider assistance.

Discussions with the Department of Housing and Urban Development (HUD) regarding FHA loan programs, fair housing in appraisals, FHA property requirements, the CDC eviction moratorium and the need for rental assistance, private flood insurance, and FHA premiums.

Discussions with the Department of Veterans Affairs (VA) regarding the VA Home Loan Program.

Discussions with the White House regarding the CDC eviction moratorium and the need for rental assistance.

Discussions with the Treasury Department regarding the CDC eviction moratorium and the need for rental assistance.

Communications with the U.S. Department of Agriculture (USDA) regarding rural housing issues.

Communications with the Department of Housing and Urban Development (HUD) regarding FHA loans, FHA premiums, FHA forbearance policies, private flood insurance, and fair housing issues.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Housing & Urban Development - Dept of (HUD), Veterans Affairs - Dept of (VA), White House Office, Treasury - Dept of, Natl Economic Council (NEC)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Megan	Booth			☐
Sehar	Siddiqi			☐
Joseph	Ventrone			☐
Erin	Stackley			☐
Russell	Riggs			☐
Shannon	McGahn			☐
Bryan	Greene			☐
Sarah	Young			☐
Bernard	Fulton			☐
Austin	Perez			☐

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

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15. General issue area code RES

16. Specific lobbying issues

UAS Regulations
Communications with the Federal Aviation Administration (FAA) regarding regulations for the commercial use of unmanned aerial systems (UAS) over crowds, at night, and remote-ID.

Realtors Land Institute Recognition
SR115 - A resolution recognizing the REALTORS Land Institute on the occasion of its 75th anniversary.
Discussions with the House of Representatives regarding the RLI resolution.

Valuation/Appraisal Issues
HR2852 - Homebuyer Assistance Act of 2019
HR3619 - Appraisal Fee Transparency Act of 2019

Remote Online Notarization
HR6364 - Securing and Enabling Commerce Using Remote and Electronic Notarization Act of 2020
HR6800 - HEROES Act
S3533 - Securing and Enabling Commerce Using Remote and Electronic Notarization Act of 2020

Discussions with the Federal Housing Finance Agency regarding remote online notarization (RON) and remote ink-signed notarization (RIN).

Discussions with the Department of Labor (DOL) regarding the overtime rule and independent contractor status/proposals.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Labor - Dept of (DOL), Federal Housing Finance Agency (FHFA)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Vijay	Yadlapati			☐
Erin	Stackley			☐
Russell	Riggs			☐
Sehar	Siddiqi			☐
Amy	Bos			☐
Joesph	Ventrone			☐
Sarah	Young			☐
Kathryn	DeSanctis			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code TAX

16. Specific lobbying issues

Tax Reform HR188 - SALT Deductibility Act HR216 - Main Street Tax Certainty Act HR257 - SALT Fairness Act of 2019 HR515 - State And Local Tax Deduction Fairness Act of 2019 HR1142 - SALT Act HR1757 - To amend the Internal Revenue Code of 1986 to increase the limitation on the amount individuals can deduct for certain State and local taxes. HR1865 - Further Consolidated Appropriations Act, 2020 HR1869 - Restoring Investment in Improvements Act HR2624 - SALT Relief and Marriage Penalty Elimination Act of 2019 HR2894 - Save the State and Local Tax Deduction for Middle Class Families Act of 2019 HR4274 - Cutting Local Taxes by Reinstating SALT Act HR5377 - Restoring Tax Fairness for States and Localities Act S437 - SALT Act S803 - Restoring Investment in Improvements Act S1149 - A bill to amend the Internal Revenue Code of 1986 to make permanent the deduction for qualified business income. New Energy Efficient Home Credit Letter to House Ways & Means in support of renewing the New Energy Efficient Home Credit Mortgage Debt Relief HR285 - Mortgage Debt Tax Forgiveness Act of 2018 HR1977 - Mortgage Forgiveness Tax Relief Act of 2019 Letter to full House in support of extending the exclusion for cancellation of mortgage debt on a principal residence Communications with Senate Finance Committee Taskforce on Mortgage Debt Forgiveness. Communications with the House and Senate regarding the Mortgage Debt Forgiveness exclusion. Carried Interest HR1735 - Carried Interest Fairness Act of 2019 S781 - Carried Interest Fairness Act of 2019 Tax Extenders HR133 - Consolidated Appropriations Act, 2021 HR1865 - Further Consolidated Appropriations Act, 2020 HR3301 - Taxpayer Certainty and Disaster Tax Relief Act of 2019 S617 - Tax Extender and Disaster Relief Act of 2019 Communications with the House and Senate on tax extenders and expiring tax provisions. Exclusion for Employer-Paid Student Debt HR1043 - Employer Participation in Repayment Act S460 - Employer Participation in Repayment Act of 2019 FIRPTA Repeal HR2210 - Invest in America Act Low Income Housing Tax Credit HR133 - Consolidated Appropriations Act, 2021 HR3077 - Affordable Housing Credit Improvement Act of 2019 S1703 - Affordable Housing Credit Improvement Act of 2019 Employee Retention Tax Credit HR133 - Consolidated Appropriations Act, 2021 Tax credit for refurbishing homes in troubled neighborhoods HR3316 - Neighborhood Home Investment Act Qualified Opportunity Zones S1344 - A bill to require the Secretary of the Treasury to collect data and issue a report on the opportunity zone tax incentives enacted by the 2017 tax reform legislation, and for other purposes. HR2593 - To require the Secretary of the Treasury to collect data and issue a report on the opportunity zone tax incentives enacted by the 2017 tax reform legislation, and for other purposes.
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Discussions with the House and Senate regarding the Qualified Opportunity Zone program rulemaking.

Alternative Depreciation Systems

S2984 - Multifamily Depreciation Parity Act of 2019

Communications with the Senate Finance Committee and the House Ways & Means Committee regarding alternative depreciation systems.

529 Account Use for Professional Certifications

HR5339 - Freedom To Invest in Tomorrow's Workforce Act

Section 1031 Like-Kind Exchanges

HR2309 - Real Estate Exchange Fairness Act

COVID-19 Relief

HR133 - Consolidated Appropriations Act, 2021

HR748 - CARES Act

HR6201 - Families First Coronavirus Response Act

HR6776 - JOBS Credit Act of 2020

HR6800 - HEROES Act

S__ - HEALS Act

Communications with Congress regarding tax deductibility for certain business expenses paid for with PPP loans, support for tax extenders and the 179D Energy Efficient Commercial Buildings Deduction, and COVID-19 priorities.

Communications with the Internal Revenue Service (IRS) regarding the tax deductibility of certain business expenses paid for with PPP loans and COVID-19 relief priorities.

Communications with the Department of Labor (DOL) regarding the overtime rule, independent contractor status/proposals.

Communications with the White House regarding the Qualified Opportunity Zones.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Labor - Dept of (DOL)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Evan	Liddiard			☐
Erin	Stackley			☐
Joseph	Ventrone			☐
Shannon	McGahn			☐
Bernard	Fulton			☐
Kathryn	DeSanctis			☐
Sarah	Young			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code TRA

16. Specific lobbying issues

Infrastructure
HR2 - INVEST in America Act
HR7616 - Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2021
S2302 - America's Transportation Infrastructure Act of 2019
Discussions with the House and Senate on a comprehensive infrastructure package.

Transportation and Housing
HR4307 - Build More Housing Near Transit Act
HR4351 - Yes In My Backyard Act
HR6175 - REHAB Act of 2020
HR7616 - Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2021
S1919 - Yes In My Backyard Act

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. HOUSE OF REPRESENTATIVES, U.S. SENATE

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Russell	Riggs			☐
Vijay	Yadlapati			☐
Colin	Allen			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code INS

16. Specific lobbying issues

Flood Insurance HR __ - To reauthorize the national flood insurance program and establish a program to make such insurance affordable to low-income families, and for other purposes HR __ - (Discussion Draft) Increased Cost of Compliance Coverage of the National Flood Insurance Act HR __ - (Discussion Draft) To improve the processes for establishing and appealing flood insurance rate maps under the National Flood Insurance Program, and for other purposes. HR __ - (Discussion Draft) To make administrative reforms to the National Flood Insurance Program to increase fairness and accuracy and protect the taxpayer from program fraud and abuse, and for other purposes. Letter to the House and Senate regarding FEMA Flood Map funding. Letter to the House Appropriations Subcommittee on the Interior regarding 3DEP Mapping. Letter to the Senate Appropriations Subcommittee on the Interior regarding 3DEP Mapping. HR268 - Supplemental Appropriations Act, 2019 HR1666 - To amend the National Flood Insurance Act of 1968 to allow for the consideration of private flood insurance for the purposes of applying continuous coverage requirements, and for other purposes. HR1865 - Further Consolidated Appropriations Act, 2020 HR2578 - National Flood Insurance Program Extension Act of 2019 HR3055 - Further Continuing Appropriations Act, 2020, and Further Health Extenders Act of 2019 HR3167 - National Flood Insurance Program Reauthorization Act of 2019 HR3462 - SHELTER Act HR4378 - Continuing Appropriations Act, 2020, and Health Extenders Act of 2019 HR8311 - NFIP RISC Act of 2020 HR8337 - Continuing Appropriations Act, 2021 and Other Extensions Act S572 - Additional Supplemental Appropriations for Disaster Relief, 2019 S1958 - SHELTER Act S3418 - "STORM Act" S4462 - FLOODS Act Communications with Congress regarding the FEMA 2020 priority issues, the FY 2020 funding for FEMA Mapping and Risk Analysis. Association Health Plans HR2294 - Association Health Plans Act of 2019 S1170 - Association Health Plans Act of 2019 Terrorism Risk Insurance HR1865 - Further Consolidated Appropriations Act, 2020 HR4634 - Terrorism Risk Insurance Program Reauthorization Act of 2019 S2877 - Terrorism Risk Insurance Program Reauthorization Act of 2019 Communications with the House and Senate regarding reauthorization of the Terrorism Risk Insurance Program. Pandemic Risk Insurance HR__ - Pandemic Risk Insurance Act Study HR6494 - Business Interruption Insurance Coverage Act of 2020 HR6497 - Never Again Small Business Protection Act of 2020 HR6983 - Pandemic Risk Insurance Act of 2020 HR7011 - Pandemic Risk Insurance Act of 2020 Discussions with the Federal Emergency Management Agency (FEMA) within the Department of Homeland Security (DHS) regarding flood insurance. Discussions with the Department of Housing and Urban Development (HUD) regarding private flood insurance, FHA flood insurance. Discussions with the Department of Labor (DOL) regarding Association Health Plans, worker classification issues and independent contractor status.
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17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Federal Emergency Management Agency (FEMA), Housing & Urban Development - Dept of (HUD), Labor - Dept of (DOL), Homeland Security - Dept of (DHS)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Austin	Perez			☐
Erin	Stackley			☐
Kathryn	DeSanctis			☐
Joseph	Ventrone			☐
Megan	Booth			☐
Sehar	Siddiqi			☐
Sarah	Young			☐
Nia	Duggins			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code CIV

16. Specific lobbying issues

Discussions with the Senate Judiciary Committee regarding reforms to the Americans with Disabilities Act (in regards to Title III lawsuits).

Conversations with the Department of Housing and Urban Development (HUD) regarding fair housing policies.

COVID-19 Relief

HR133 - Consolidated Appropriations Act, 2021

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Vijay	Yadlapati			☐
Erin	Stackley			☐
Bryan	Greene			☐
Joesph	Harris			☐
Helen	Devlin			☐
Shannon	McGahn			☐
Sydney	Barron			☐
Ryan	Rusbuldt			☐
Joseph	Ventrone			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code CPT

16. Specific lobbying issues

Patent Reform
HR3666 - STRONGER Patents Act of 2019
S2082 - STRONGER Patents Act of 2019
Discussions with the House and Senate regarding patent reform.

Copyright Reform
S___ - Digital Copyright Act of 2021 (Discussion Draft)

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Erin	Stackley			☐
Shannon	McGahn			☐
Sarah	Young			☐
Amy	Bos			☒

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code BAN

16. Specific lobbying issues

Cannabis Banking Access
HR1595 - SAFE Banking Act of 2019
HR6800 - HEROES Act
S__ - HEALS Act
S1200 - SAFE Banking Act of 2019

Communications with the House and Senate regarding access to federally-insured financial institutions for cannabis businesses.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Erin	Stackley			☐
Colin	Allen			☐
Sydney	Barron			☐
Helen	Devlin			☐
Joseph	Harris			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Vijay	Yadlapati			☐
Megan	Booth			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code TRD

16. Specific lobbying issues

United States-Mexico-Canada Agreement (USMCA)

Communications with Congress supporting the USMCA.

Communications with the White House supporting the USMCA.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, White House Office

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Shannon	McGahn			☐
Colin	Allen			☐
Vijay	Yadlapati			☐
Helen	Devlin			☐
Joseph	Harris			☐
Ryan	Rusbult			☐
Sydney	Barron			☐
Joseph	Ventrone			☐
Russell	Riggs			☐
Erin	Stackley			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code SMB

16. Specific lobbying issues

COVID-19 Relief
 HR133 - Consolidated Appropriations Act, 2021
 HR748 - CARES Act
 HR6201 - Families First Coronavirus Response Act
 HR6800 - HEROES Act
 HR6886 - Paycheck Protection Program Flexibility Act of 2020
 HR7777 - Paycheck Protection Program Small Business Forgiveness Act
 S4117 - Paycheck Protection Program Small Business Forgiveness Act
 S__ - HEALS Act
 Communications with the House and Senate advocating for extension of the SBA relief programs (PPP and EIDL), forgiveness requirements, and 501(c)(6) relief.

 Communications with the Small Business Administration regarding COVID-19 relief programs for small businesses, independent contractors, and non-profit organizations; the Paycheck Protection Program loans; PPP forgiveness applications; the Economic Injury Disaster Loan and advance grant program; and 501(c)(6) relief.

 Communications with the Treasury Department regarding COVID-19 relief programs for small businesses, independent contractors, and non-profit organizations; the Paycheck Protection Program loans; the Economic Injury Disaster Loan and advance grant program; and 501(c)(6) relief.

 Communications with the White House regarding COVID-19 relief programs, the SBA Paycheck Protection Program (PPP) and Economic Injury Disaster Loans (EIDL).

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES, Small Business Administration (SBA), Treasury - Dept of, White House Office

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Helen	Devlin			☐
Joseph	Harris			☐
Vijay	Yadlapati			☐
Shannon	McGahn			☐
Ryan	Rusbuldt			☐
Sydney	Barron			☐
Erin	Stackley			☐
Joseph	Ventrone			☐
Kathryn	DeSanctis			☐
Nia	Duggins			☐
Sarah	Young			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code UNM

16. Specific lobbying issues

Pandemic Unemployment Assistance/COVID-19 Relief
HR748 - CARES Act
HR6201 - Families First Coronavirus Relief Act
S__ - HEALS Act
Discussions with the House and Senate on inclusion of independent contractors in pandemic unemployment assistance programs.

17. House(s) of Congress and Federal agencies ☐ Check if None

U.S. SENATE, U.S. HOUSE OF REPRESENTATIVES

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Colin	Allen			☐
Helen	Devlin			☐
Vijay	Yadlapati			☐
Shannon	McGahn			☐
Ryan	Rusbult			☐
Joseph	Harris			☐
Sydney	Barron			☐
Nia	Duggins			☐
Kathryn	DeSanctis			☐

19. Interest of each foreign entity in the specific issues listed on line 16 above ☒ Check if 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. Add additional page(s) as needed.

15. General issue area code IMM

16. Specific lobbying issues

Discussions with the Department of Labor regarding student visas.

17. House(s) of Congress and Federal agencies ☐ Check if None

Labor - Dept of (DOL)

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

First Name	Last Name	Suffix	Covered Official Position (if applicable)	New
Russell	Riggs			☐

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

Information Update Page - Complete ONLY where registration information has changed.

20. Client new address

Address _____
City _____ State _____ Zip Code _____ Country _____

21. Client new principal place of business (if different than line 20)

City _____ State _____ Zip Code _____ Country _____

22. New General description of client’s business or activities

LOBBYIST UPDATE

23. Name of each previously reported individual who is no longer expected to act as a lobbyist for the client

	First Name	Last Name	Suffix		First Name	Last Name	Suffix
1	Joseph	Ventrone		3			
2	Amy	Bos		4			

ISSUE UPDATE

24. General lobbying issue that no longer pertains

AFFILIATED ORGANIZATIONS

25. Add the following affiliated organization(s)

Internet Address:

