

1. Being a St. Louis REALTORS® Commercial Division member, you're backed by a **three-tiered system** that protects your business, supplies resources, and strengthens the commercial real estate environment.
2. The REALTOR® brand **elevates your credibility**.
3. Your voice is amplified in the halls of power by RPAC and the REALTOR® Party, which support **pro-industry candidates and policies**.
4. St. Louis REALTORS® Commercial Division offers a dedicated commercial information exchange, powered by **Moody's MarketCore**, with preferred rates for local Commercial Division members.
5. St. Louis REALTORS® Commercial Division provides professionally vetted and legally approved **commercial contracts and forms** tailored to regional practices.
6. Included in St. Louis REALTORS® Commercial Divisions' membership, REALTORS® can access **live in-person CE and training** without having to rely solely on webinars.
7. NAR and RPR Commercial provide you with tools and training to deliver solid, **data-driven market analysis** to clients.
8. St. Louis REALTORS® Commercial Division hosts **partnership events** with CCIM, SIOR, CREW, and other CRE professionals **to grow your network**.
9. You have a watchdog keeping an eye on City Hall and **monitoring zoning, taxes, fees, and regulations** that impact commercial deals.
10. St. Louis REALTORS® Commercial Division keeps members plugged into **regional discussions on zoning, infrastructure, and economic development**.
11. You benefit from significant advocacy investments in our region, as St. Louis REALTORS® Commercial Division has secured hundreds of thousands in **advocacy grants to support commercial-focused policy and economic development work**.
12. You are **represented at the Missouri Capitol**, as Missouri REALTORS® maintains a strong advocacy presence defending commercial real estate interests.
13. You and your clients keep more of your gains—due to Missouri REALTORS® helping win the **passage of HB 594**, allowing **100% capital-gains deductions starting Jan. 1, 2025**—driving more market activity and helping your clients keep more profits.
14. You benefit from continued **historic redevelopment incentives** as Missouri REALTORS® supports preserving the state's Historic Tax Credit program, which continues to drive redevelopment and job creation for older properties.
15. Your **clients are protected from added closing costs** as Missouri REALTORS® secured a constitutional ban on real estate transfer taxes.
16. Your **commissions aren't taxed** as services because Missouri REALTORS® fought for and won a constitutional amendment banning sales taxes on services.
17. Continued efforts to support SB 35, which offers tax credits to convert underused commercial buildings into housing and mixed-use spaces, so that you have **new tools for repositioning underused properties**.
18. You can keep using **1031 exchanges to grow portfolios** thanks to NAR's defense of the long-standing Section 1031 like-kind exchange as a vital business tool.
19. NAR champions **sensible ADA reforms** that help commercial property owners meet accessibility requirements while promoting fair, consistent compliance.
20. NAR advocates for **balanced bank capital standards**, enabling banks to lend confidently on commercial projects without tightening credit.
21. NAR advocates for policies that keep commercial real estate capital flowing by **strengthening lending options and giving lenders more flexibility**.
22. NAR secured an increase in the FHA's large-loan threshold, helping more **multifamily projects qualify for standard underwriting**.
23. NAR supports the Section 179D deduction, which **encourages energy-efficient upgrades** to commercial buildings while giving owners flexibility.
24. NAR has worked to support **Qualified Opportunity Zones**, which attract investment to underserved neighborhoods through tax incentives and redevelopment.
25. NAR is advocating for **tax incentives and federal support for commercial-to-residential conversions**, creating new opportunities for members.
26. NAR advocates for policies that encourage the **conversion of unused commercial spaces into productive mixed-use developments**, thereby strengthening local economies.



Thank you for your continued membership. Please ensure your dues investment is submitted by **Jan. 1, 2026**. For any questions or assistance, contact Member Services at **314-576-0033** or **membership@stlrealtors.com**.

Your voice for Commercial real estate in the Greater St. Louis Region

St. Louis REALTORS® | stlrealtors.com | (314) 576-0033