

Policy Advocacy 2024 - 2025 Wins

Fall 2025

Legislative

- **Reauthorizing the National Flood Insurance Program (NFIP)** – NAR successfully pressed Congressional leaders to successfully extend NFIP through September 30, 2025. NAR estimates that 1,300 real estate transactions are affected each day of an extended NFIP lapse.
- **Eliminating the Use of Annoying and Predatory Trigger Leads** – NAR and its coalition partners worked with Reps. John Rose (R-TN) and Ritchie Torres (D-NY) and Sens. Jack Reed (D-RI) and Bill Hagerty (R-TN) to pass the *Homebuyers Privacy Protection Act of 2025*, a bill that would heavily restrict the use of mortgage trigger leads. Trigger leads occur when a consumer applies for a mortgage loan and a lender makes a credit inquiry with a credit reporting agency (CRA). CRAs are then allowed to sell to competing lenders or mortgage brokers, without a consumer's knowledge, information that a consumer has applied for a loan. Consumers may then be contacted by the other companies that have purchased the trigger leads, resulting in dozens or more sales emails, calls, or texts. Consumers then often blame real estate agents or lenders for selling their information when they have not. CRAs have until March 6, 2026 to comply with the law, and NAR will be monitoring the implementation to ensure the legislation's intent is honored.
- **Protecting Veteran Home Loan Benefits** – NAR successfully fought to protect veterans' ability to have a REALTOR® assist them in purchasing a home through the VA Home Loan Benefit, following the announcement of the settlement agreement regarding buyer-broker compensation rules. NAR championed the VA Home Loan Reform Act (H.R. 1815), which was signed into law by President Trump in July after passing Congress unanimously. This legislation requires the VA to develop a permanent strategy to ensure veterans aren't disadvantaged when seeking real estate representation, addressing the longstanding issue that made VA loan users the only homebuyers banned from directly paying their agents.
 - This victory built on NAR's earlier work with the Veterans Affairs Administration to secure a temporary policy allowing VA buyers to compensate their buyer brokers directly while Congress considered permanent legislation.
 - Additionally, NAR supports the VA Housing Loan Forever Act which gives descendants of veterans with unused entitlements (who served between 1944 – 1977) the ability to use their VA Home Loan.
 - Finally, NAR supports policies that keep veterans informed of their home loan benefit. NAR supported the introduction of the VA Home Loan Awareness Act which passed the Senate in July 2024.
- **ROAD to Housing Act Passes Senate Banking Committee** – The Senate Banking Committee passed the bipartisan Renewing Opportunity In the American Dream to Housing Act of 2025 (ROAD to Housing Act, S. 2651), introduced by Chairman Tim Scott (R-S.C.) and Ranking Member Elizabeth Warren (D-MA). This comprehensive, landmark legislation addresses a broad range of housing needs and opens more pathways to homeownership. The bill focuses on expanding housing supply and affordability, breaking

down barriers to development, and preserving existing housing. NAR strongly supports the legislation, which includes many provisions NAR previously supported:

Building More Housing

- **Housing Supply Frameworks Act** – Directs HUD to develop best practice frameworks for zoning and land-use policies, helping communities identify and overcome barriers to housing development.
- **Build More Housing Near Transit Act** – Gives federal transit projects bonus points if they're located in areas with pro-housing policies.
- **Unlocking Housing Supply Through Streamlined and Modernized Reviews** – Simplifies environmental reviews for small housing projects to speed up construction.
- **Innovation Fund** – Creates competitive grants for communities that are successfully building more housing to fund infrastructure and development projects.
- **Accelerating Home Building Act** – Provides grants to help communities create pre-approved housing designs to streamline local construction approvals.
- **Housing Affordability Act** – Allows HUD to adjust FHA loan limits for apartment buildings to better reflect actual construction costs.

Accessing and Preserving Homeownership

- **Whole Homes Repair Act** – Creates a pilot program to help low-income homeowners and small landlords make critical home repairs.
- **Creating Incentives for Small Dollar Loan Originators** – Removes regulatory barriers that discourage lenders from making smaller mortgage loans.
- **Small Dollar Mortgage Points and Fees** – Adjusts fee limits to encourage more lending for smaller mortgages.
- **Helping More Families Save Act** – Creates a pilot program allowing families receiving federal housing assistance to save money through special accounts.
- **Choice in Affordable Housing Act** – Makes it easier for families with housing vouchers to find homes and encourages more landlords to participate by streamlining inspections.
- **Appraisal Modernization Act (as included in the ROAD to Housing Act)** – Gives homebuyers the right to challenge a low appraisal by requesting a second opinion.

Manufactured Housing

- **Modular Housing Production Act** – Requires FHA to remove barriers to financing factory-built homes.
- **Property Improvement and Manufactured Housing Loan Modernization Act** – Updates FHA lending standards for manufactured housing and expands financing options.
- **PRICE Act** – Provides grants to communities to maintain and preserve manufactured housing communities.

Veterans and Housing

- **VA Home Loan Awareness Act** – Adds language to loan applications ensuring veterans know about their VA home loan benefits.



- **Veterans Affairs Loan Informed Disclosure (VALID) Act** – Requires lenders to show veterans cost comparisons between VA loans and other financing options.

Program Reform

- **HOME Investment Partnerships Reauthorization and Improvement Act** – Improves the HOME program by reducing red tape and providing new tools to help communities build more affordable housing.
- **Reforming Disaster Recovery Act** – Permanently authorizes HUD’s Community Development Block Grant Disaster Recovery (CDBG-DR) program to streamline and improve the federal response to natural disasters.
- **Encourage Commercial to Residential Conversions** – Thanks to NAR and its coalition partners, Reps. Mike Carey (R-OH) and Jimmy Gomez (D-CA) introduced the Revitalizing Downtowns and Main Streets Act which incentivizes converting underutilized commercial properties to residential units via a tax credit. Such a tax credit would be a triple win for REALTORS® and consumers by shoring up the commercial sector, increasing housing supply, and boosting the economy.
- **NAR Endorses Bills to Increase Housing Supply** – NAR endorsed two bills that will help decrease local regulatory impediments to building new housing. The Reducing Regulatory Barriers to Housing Act (RRBHA) will create capacity at the federal level to aggregate best practices and create incentives for land use policies proven to increase housing supply. The Housing Supply Framework Act will convene a task force of community advocates, developers, land use professionals, and local zoning experts to develop best practices and policy frameworks that can be used by state and local officials as they assess their unique zoning challenges.
- **NAR Tax Wins in One Big Beautiful Bill Act --** On July 4, 2025, President Trump signed into law H.R. 1, the One Big Beautiful Bill Act. This massive legislation includes some very important wins for NAR members and for the real estate industry. Here are the most significant victories:
 - The 20 percent Qualified Business Income Deduction (Section 199A) is made permanent and improved.
 - More than 90% of NAR members are independent contractors or owners of pass-through entities and will be able to continue to enjoy this significant deduction.
 - The reduced tax rates, higher standard deduction, and increased child tax credit initiated by the Tax Cuts and Jobs Act of 2017, which were set to expire at the end of 2025, are extended permanently and enhanced.
 - This will avoid the economic shock to the nation that was probable if the reductions were allowed to expire.
 - The \$10,000 state and local tax (SALT) deduction limit from the TCJA is temporarily quadrupled to \$40,000 for tax years 2025 through 2029.
 - This represents a large tax benefit for many who pay a lot of state and local taxes and should also make it easy for current and prospective homeowners to better afford their homes.



- Opportunity Zones are extended permanently, including the full exclusion of capital gain on OZ investments held for 10 years, and strengthened.
 - This will provide new tax incentives for those with capital gains who wish to re-direct their investments and continue to defer their tax. It is expected to be a boon to commercial real estate, and especially in rural areas that received more benefits under the Act.
- The Estate and Gift Tax threshold is set permanently to \$15 million per person, plus adjustments for future inflation.
 - This relieves a huge potential headache for large family-owned businesses who are planning to pass them down to younger family members.
- The Act increases permanently the allocation of low-income housing credits to states by 12 percent and permanently lowers the requirement for private bond financing for these projects without a state credit allocation from 50 percent to 25 percent.
 - This change is projected to increase the number of affordable housing units by 1.22 million over the next decade.
- The Act is also notable for harmful tax increase provisions that were left out, but that had been seriously considered by members of Congress. These include:
 - No limitations or repeal of 1031 like-kind exchanges
 - No limitation on deductions of businesses for state and local taxes (SALT)
 - This so-called "Business SALT or C-SALT" idea was considered to help offset the cost of raising the \$10,000 SALT deduction limit that is in the Act.
 - No further changes to the mortgage interest deduction.
 - No increase in the top income tax rate paid by individuals.
 - No change in the tax treatment of carried interests of real estate partnerships.
 - No new taxes on tax-exempt entities, such as trade associations.
 - Another idea that was being considered was as excise tax on trademarks and logos, which would have impacted NAR.

Regulatory

- **Improving the FHA Rehabilitation Mortgage Insurance Program** – The FHA 203(k) Rehabilitation Mortgage Insurance Program assists homeowners and homebuyers by helping to finance their mortgage to repair, improve, or upgrade their home. In 2024, [FHA announced](#) long sought-after updates to the program which NAR has long been pushing for. These include increasing the maximum cost under the program from \$35,000 to \$75,000, extending the rehabilitation period for the property to 12 months, and increasing the number of months of financeable mortgage payment reserves.
- **Fighting Costly & Onerous Bank Rules** – NAR joined a coalition of consumer and mortgage finance groups to warn the bank regulators of the adverse impact the proposed Basel III revisions could raise the cost of borrowing in high-cost areas, harm new programs for underserved groups, and weigh on housing supply.



- **White House Creates Task Force to Develop Federal Land** – The White House has created a new Joint Task Force of the Department of Housing and Urban Development (HUD) and the Department of the Interior (DOI) to identify federal land suitable for housing development to help alleviate the inventory crisis. By working with all government levels, this initiative will make sure housing is developed where it is needed most while balancing a streamlined permitting process, housing affordability, and inventory with environmental stewardship.
- **Credit Modernization** - The Federal Housing Finance Agency (FHFA) continued efforts to expand the use of alternative data and credit scores by making historical VantageScore® 4.0 credit scores available to lenders, servicers, and mortgage insurers to help them adapt to the new scores. NAR has urged the use of alternative credit data and scores for decades, and newly-appointed Director Bill Pulte has announced renewed focus on the policy. In addition, the San Francisco Federal Home Loan Bank started accepting mortgages underwritten with VantageScore® credit scores.
- **Modernizing AVM Oversight** – The FHFA and bank regulators announced a final rule codifying best practices for the use of Automated Valuation Models. AVMs are increasingly used by banks to value their assets and as an alternative to a traditional appraisal. NAR has urged the standardization of the practice and enhanced protections are important for consumers and REALOTRS®.
- **WOTUS Rulemaking** – In May 2023, the U.S. Supreme Court ruled in Sackett v. EPA, that only wetlands with a continuous surface connection to traditional navigable waters are federally protected. This significantly narrowed the scope of federal jurisdiction under the Clean Water Act. Wetlands must now directly abut jurisdictional waters to qualify as WOTUS. EPA Administrator Lee Zeldin confirmed plans to revise the WOTUS rule. The agency aims to match future rulemaking with the Sackett decision while balancing environmental protection and regulatory clarity. Both the Sackett case and EPA's proposed revisions to the existing WOTUS rule align with NAR's policy of reducing regulatory burdens on housing creation while protecting water quality.
- **Fannie Mae and Freddie Mac Will No Longer Enforce CARES Act 30-day Notice to Vacate** – Fannie Mae and Freddie Mac announced that they will no longer enforce the Coronavirus Aid, Relief, and Economic Security (CARES) Act 30-day notice to vacate requirement on enterprise-backed mortgages. The CARES Act 30-day notice to vacate started during the COVID pandemic and required states to give 30 days after nonpayment of rent before filing for eviction. Enforcement of this provision contributes to financial loss for affordable housing providers, especially mom-and-pop landlords, piling debt for renters, and locks up rental housing supply. In April, NAR joined a [coalition letter](#) to the White House advocating for this change and supporting the Respect for State Housing Laws Act which would remove this provision from the CARES Act and allow states to make their own policies on evictions. For more information on this change, see [Fannie Mae's guidance](#).

