



NATIONAL ASSOCIATION OF REALTORS®

*The Voice For Real Estate®*

500 New Jersey Avenue, N.W.  
Washington, DC 20001-2020  
202.383.1194 Fax 202.383.7580  
www.realtors.org/governmentaffairs

Charles McMillan  
CIPS, GRI  
President

Dale A. Stinton  
CAE, CPA, CMA, RCE  
EVP/CEO

GOVERNMENT AFFAIRS  
Jerry Giovaniello, Senior Vice President  
Gary Weaver, Vice President  
Joe Ventrone, Vice President  
Jamie Gregory, Deputy Chief Lobbyist

January 16, 2009

The Honorable David Camp  
Committee on Ways & Means  
137 Cannon House Office Building  
Washington, DC 20515

Dear Representative Camp:

On behalf of more than one million members of the NATIONAL ASSOCIATION OF REALTORS®, we express our great appreciation for proposing that the economic stimulus package include a provision that would eliminate the repayment feature of the \$7500 first-time homebuyer tax credit enacted in July 2008. This change will make the credit far more attractive to potential purchasers.

To date, the consumer response to the tax credit has been modest, largely because of the repayment feature. Now that the repayment issue will likely be resolved in favor of consumers, we urge you to make the credit available to them through the end of this year.

Committee Member John Lewis has shared our concern about the effective date and has introduced H.R. 525. His bill matches Chairman Rangel's proposal to eliminate the repayment feature. The bill also contains a second provision that would extend the effective date from June 30, 2009 through to December 31, 2009. ***We urge you to support Mr. Lewis's efforts to extend the date.***

The spring, summer and early fall months are historically the most active season for home purchases. The tax credit, as originally enacted last July, is in effect from April 8, 2008 through June 30, 2009 – nearly 14 months. If the stimulus bill passes and is signed sometime in February, only about 4 months will remain for the credit to have an impact. Thus, for nearly 10 months, prospective first-time homebuyers will have viewed the credit as too flawed to be of great value. Nearly 10 months of opportunity for market stabilization will have been lost.

*If the credit was perceived as flawed for 10 months, then we believe an equally long period should be available to change that perception and generate increased housing purchase activity. Extending the tax credit through December 31, 2009 would achieve that goal.*

Finally, we remain hopeful that the Committee will expand the credit's utility to a larger universe of eligible participants. An incentive available to all purchasers is likely to generate additional transactions that could help stabilize market prices in many areas.

Again, we sincerely appreciate all the Committee's efforts on behalf of homeowners over the course of the past year. We are hopeful that proposed changes will move the housing market to greater stability.

Sincerely,

Charles McMillan, CIPS, GRI  
2009 President, National Association of REALTORS®