



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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April 22, 2009

The Honorable Joe Courtney
215 Cannon House Office Building
Washington, DC 20515

Dear Mr. Courtney:

The NATIONAL ASSOCIATION OF REALTORS® commends you for your bill H.R. 1993 to extend the current first-time homebuyer tax credit. Your bill would make this important incentive even more useful.

Your bill would extend the credit for an additional 13 months so that it would expire as of January 1, 2011. The credit was designed as an incentive to help clear the overhang of residential real estate inventory. Clearing that inventory is the single most important element of stabilizing the housing market and ending the ongoing decline in property values in some markets. Extending the credit beyond its current December 1, 2009 expiration supports those goals.

We fully concur with your assessment that it is unfair to retain the so-called repayment (or recapture) feature of the \$7500 tax credit that was available in 2008. Your bill addresses that fundamental unfairness by repealing the repayment requirement. That will also have the beneficial effect of relieving the IRS from the 15-year burden of administering a tax provision that was in effect for only 8 months.

One of the most attractive features of the current \$8000 tax credit is that individuals can elect to claim the credit for a 2009 purchase on their 2008 tax returns. You have thoughtfully provided that same flexibility for those who might purchase in 2010 under an extended tax credit program. Your bill permits an election to claim credit for 2010 purchases on either a 2009 or 2010 tax return.

We appreciate your interest in enhancing the homebuyer tax credit. The best way to resolve our current economic challenges is to stabilize the housing market. Your bill provides sound and credible mechanisms to achieve that goal. We look forward to working with you to secure enactment of this legislation.

Sincerely,

A handwritten signature in black ink that reads 'Charles McMillan'.

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