

September 8, 2021

Charlie Oppler
2021 President

Bob Goldberg
Chief Executive Officer

ADVOCACY GROUP

Shannon McGahn
Chief Advocacy Officer

The Honorable Thomas Suozzi
U.S. House of Representatives
407 Cannon House Office Building
Washington, DC 20515

Dear Representative Suozzi:

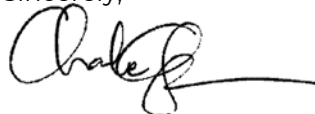
On behalf of the more than 1.4 million members of the National Association of REALTORS®, I thank you for your tireless work in seeking legislative solutions to the imbalances and loss of incentives surrounding the limitation on the deduction for state and local taxes (SALT).

As you know, an unlimited deduction for state and local taxes paid was a hallmark of the Internal Revenue Code from its inception until 2018, when the current \$10,000 limit took effect. Unfortunately, the limitation on SALT deductibility has made buying and owning a home much more difficult for millions of Americans. Currently, the inventory of homes for sale is at a record low. This, along with higher demand, has driven up prices on starter homes to the point where many would-be homeowners are priced out of the market. In short, now is the worst possible time for the tax incentives that have long been available to help make a home more affordable to no longer be available to most prospective buyers.

The SALT cap has also created a significant new marriage tax penalty as single filers and married filers are subject to the same \$10,000 limit. As a result, the tax code openly discourages matrimony. And the disadvantage gets worse each year, simply because the threshold was not indexed for inflation.

How to alleviate the current situation surrounding the SALT cap is a vexing question that seems to defy easy solution. While we continue to believe that doubling the deduction for married couples filing a joint return would be a great incremental step in improving the situation, we applaud your efforts to also pursue other legislative solutions that would increase the ability of prospective homeowners to be able to achieve this critical element of the American Dream.

Sincerely,



Charlie Oppler
2021 President, National Association of REALTORS®

