

2026 Legislative Priorities

GET MORE HOMES ON THE MARKET NOW

With an estimated shortage of 4.7 million homes, America is facing a significant housing crisis. We must unlock supply, ease market constraints that limit new construction, and make it easier for Americans to find homes they can afford. Increasing supply and inventory helps stabilize prices, strengthen communities, and expand access to the American dream of homeownership. REALTORS® also strongly support fair housing laws and remain committed to advancing housing opportunities for people of all backgrounds.

- Support the ***More Homes on the Market Act (H.R.1340/S.3332)*** to decrease the equity penalty and incentivize more long-term owners to sell their homes. Updating America's tax law is a key pathway to more supply.

BUILD HOUSING SUPPLY AND OPPORTUNITY FOR ALL

- Support the ***21st Century ROAD to Housing Act (H.R.6644)*** to accelerate housing production and improve affordability by modernizing outdated housing programs, reducing regulatory barriers, and increasing flexibility for local communities.
- Support the ***Revitalizing Downtowns and Main Streets Act (H.R.2410)*** to incentivize the conversion of underused commercial properties into residential and mixed-use housing.
- Support full funding for critical HUD programs, including the **Fair Housing Initiatives Program (FHIP)**, the **Fair Housing Assistance Program (FHAP)**, and **housing counseling services**, including pre-purchase counseling. These programs help support local fair housing education, enforcement, and homebuyer preparedness in communities across the country.

SUPPORT SELF-EMPLOYED PROFESSIONALS

Almost 90% of REALTORS® choose to operate as independent contractors. Because they are not employees, REALTORS® often face higher out-of-pocket costs and more limited provider networks compared to those with employer-sponsored health coverage. NAR supports expanding access to Association Health Plans, providing REALTORS® and other independent contractors with more affordable, high-quality health coverage options.

- Support the ***Association Health Plans Act (H.R.2528/S.1847)*** to provide REALTORS® with access to high-quality, affordable health insurance.

TO LEARN MORE

- flyin.realtor – to learn more about NAR's legislative priorities
- morehomes.realtor – to learn more about capital gains and the state-specific impact
- nar.realtor/research-and-statistics – to view NAR's housing data and research
- RRF.realtor – to learn how REALTORS® are helping communities recover and rebuild

Join the Bipartisan Real Estate Caucus, chaired by Representatives Mark Alford (R-MO), J. Luis Correa (D-CA), Tracey Mann (R-KS), and Brittany Pettersen (D-CO)