

### **NAR Committee:**

Business Issues Policy Committee

### **What is the fundamental issue?**

Seasonal workers play an important role in maintaining and operating resort properties and other types of real estate developments. They also contribute to the local economy. The H-2B Visa Program allows workers to enter the U.S. on a temporary basis for these kinds of jobs, for example, landscapers, wait staff, lifeguards and ski lift operators.

### **I am a real estate professional. What does this mean for my business?**

Seasonal workers and the H-2B program have a direct impact on property values in resort and second home communities. If these communities are not well-maintained, and the facility does not operate efficiently and effectively, this will make the community less attractive to buyers and property owners, resulting in loss of property values.

### **NAR Policy:**

NAR supports a robust H-2B program that expands job opportunities for seasonal, overseas workers without taking jobs away from American workers and unnecessarily burdening employers with onerous and cumbersome regulatory requirements.

The H-2B seasonal worker visa program provides a critical pool of temporary seasonal workers that is essential to the successful operation of resort and second home communities. Seasonal workers and the H-2B program have a direct impact on property values in these communities. While there is always the capacity to reform and improve a program to address changing labor market conditions and economic circumstances, the federal government should not make the H-2B program so difficult and onerous to use that no employer wants to use it.

### **Opposition Arguments:**

Critics of the H-2B program claim employers who use the H-2B program exploit and abuse workers from other countries; some of these workers could pose a threat to national security; and the program takes jobs away from American workers. Additional measures to eliminate employer abuses and mitigate other programmatic concerns are needed and warranted.

### **Legislative/Regulatory Status/Outlook**

At the 2019 NAR Annual Conference, new language to the H-2B policy was approved that encouraged

# NAR Issue Summaries

## Business / Visa - Seasonal Workers

employers who use the H-2B program to ensure they are in compliance with all relevant rules and regulations related to the H-2B program.

In 2024, the Biden Administration authorized the release of an additional 67,000 H-2B visas to address the increased need for additional workers to support the country's economy.

NAR is looking forward to working with members of Congress to reform the H-2B program, help small businesses navigate the H-2B program and make the program more streamlined, transparent and efficient.

### **Current Legislation/Regulation (bill number or regulation)**

No current legislation at this time.

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