

2026 Legislative Priorities

BUILDING HOUSING SUPPLY AND OPPORTUNITY FOR ALL

With an estimated 4.7 million-unit shortage, America is facing a housing inventory crisis. We must unlock supply, ease market constraints, and make it easier for Americans to find homes they can afford. Increased supply helps stabilize prices, revitalize communities, and support the American dream of homeownership. Updating America's tax law is a key pathway to more supply. REALTORS® also strongly support fair housing laws and are active leaders in opening up housing opportunities for people of all backgrounds.

REALTOR® Priorities

- Support the ***Housing for the 21st Century Act (H.R.6644)*** to streamline housing production and affordability by modernizing outdated housing programs, reducing regulatory barriers, and increasing flexibility for local communities
- Support the ***ROAD to Housing Act (S.2651)*** to streamline permitting, expand infrastructure investment, and unlock new development that increases housing supply and affordability across the country
- 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
- Support the ***Uplifting First-Time Homebuyers Act (H.R.3526 / S.2867)*** to increase the amount that can be withdrawn penalty-free from IRAs for a down payment on a first home
- Support the ***Revitalizing Downtowns and Main Streets Act (H.R.2410)*** to convert underused commercial properties into residential and mixed-use housing
- Support the ***Saving the American Dream Act (H.R.5387)*** to create a coordinated federal task force and advance a whole-of-government approach to solving the housing affordability crisis
- Support the ***Fair and Equal Housing Act of 2025 (H.R.3696)*** to add sexual orientation and gender identity as protected classes under the Fair Housing Act, codifying the application of the Supreme Court's *Bostock v. Clayton County* decision to the Fair Housing Act, to help ensure equal housing protections for all Americans

SUPPORT SELF-EMPLOYED PROFESSIONALS

Protecting the right to work independently is a core priority for NAR. With 88% of REALTORS® operating by choice as self-employed independent contractors, NAR is leading the fight to preserve this flexible business model. Independent contractors do not receive employer-sponsored health insurance, requiring them to seek health care coverage on their own. NAR supports expanding access to affordable, quality health insurance options through Association Health Plans, ensuring REALTORS® and other independent contractors can get the care they need.

REALTOR® Priorities

- Support the ***Association Health Plans Act (H.R.2528 / S.1847)*** to provide REALTORS® with access to quality, affordable health care
- Support the ***Direct Seller and Real Estate Agent Harmonization Act (H.R.3495)*** to ensure real estate agents maintain their independent contractor status under the Fair Labor Standards Act

NAR RESEARCH PRODUCTS HELP INFORM POLICYMAKING

- Congressional District and State Reports, State Economic Impact Reports, and Local Market Reports provide data on housing and real estate trends affecting your constituents
- Reports on home buying by generations, income levels, and demographic groups analyze market trends and show how homeownership can be a catalyst to building generational wealth
- Commercial Market Insights Reports and Commercial Real Estate Metro Market Reports reveal the crucial role in revitalizing communities