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# NAR 2026 Legislative Outlook & Quarterly Lobbyist Office Hours Kickoff

**JANUARY 13, 2026 | WEBINAR**



REALTORS® are members of the National Association of REALTORS®.



# Agenda

- Welcome, Expectations & Team Introductions
- Congressional Calendar & Key Dates
- Midterm & Redistricting Overview
- FY26 Funding Update
- NAR Legislative Priorities
- Real Estate Caucus Update
- FPC Key Dates
- **Lobbyist Office Hours**

# Your Lobby Team



**Joe Harris**  
Vice President  
Government Advocacy  
House Democrats



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Director  
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House Democrats



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Representative  
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**Vijay Yadlapati**  
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Senate Democrats



**Ryan Rusbuldt**  
Senior Director,  
Government Advocacy  
and Operations  
House Republicans



**Raley Wright**  
Senior Legislative  
Representative  
House Republicans



**Sean Sullivan**  
Legislative  
Representative  
House Republicans



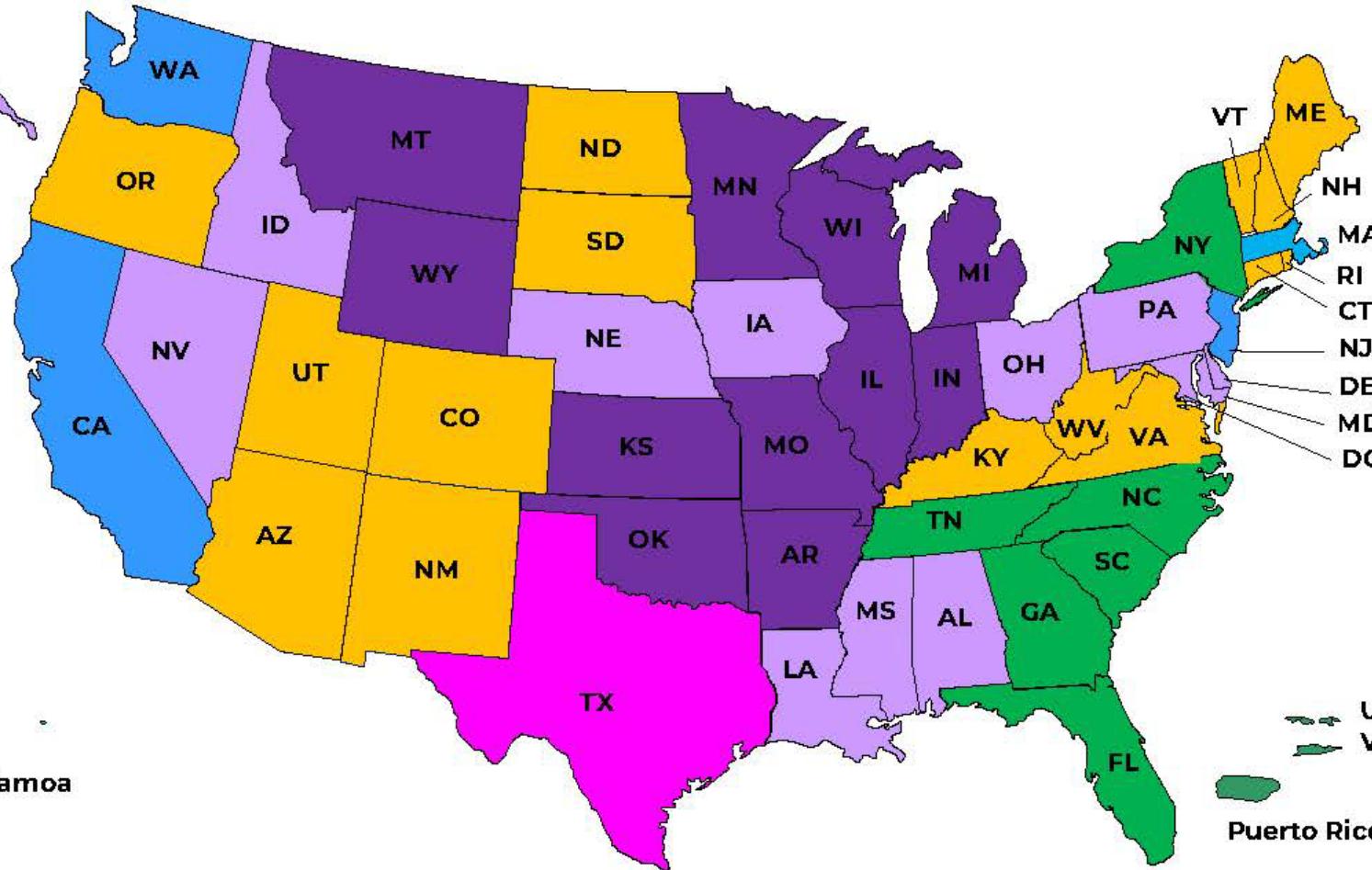
**Matt Stross**  
Director  
Government Advocacy  
Senate Republicans



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# NATIONAL ASSOCIATION OF REALTORS®

## State Assignments for Political Representatives



Updated on 10/27/2025

# Your Political Representatives



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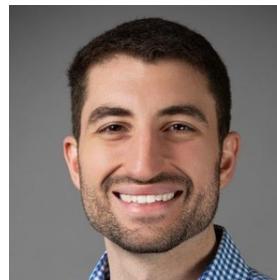
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# 2026: Welcome to the Midterms



# 2026 Congressional Calendar

JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						
SUN	MON	TUE	WED	THU	FRI	SAT
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



House in session



Senate in session

# Key Dates To Watch

JAN. 30

**Government funding** deadline for programs covered by fiscal 2026 continuing resolution



JAN. 31

**Texas special election** runoff in 18th Congressional district (Sylvester Turner's seat)



MARCH 10

**Georgia special election** in 14th congressional district (Marjorie Taylor Greene's seat)



APRIL

Fair Housing Month!



APRIL 16

**New Jersey special election** in 11th congressional district (Mikie Sherrill's seat)



MAY 2026

Term of current **Federal Reserve Chair**, Jerome Powell, expires



JUNE 2026

**National Homeownership Month**



SEPT. 30

**Fiscal 2026 ends:** Continuing resolution full-year appropriations law needed for **fiscal year 2027**



**Farm bill programs** extended in November  
CR begin to expire



**Surface transportation** authorization expires

NOV. 3

Congressional **midterm elections**



DEC. 31

Target deadline to pass **fiscal 2027 national defense authorization act**



# House Balance of Power



**Speaker:**  
Mike Johnson  
(La.)



**Minority Leader:**  
Hakeem Jeffries  
(N.Y.)



**Majority  
Leader:** Steve  
Scalise (La.)



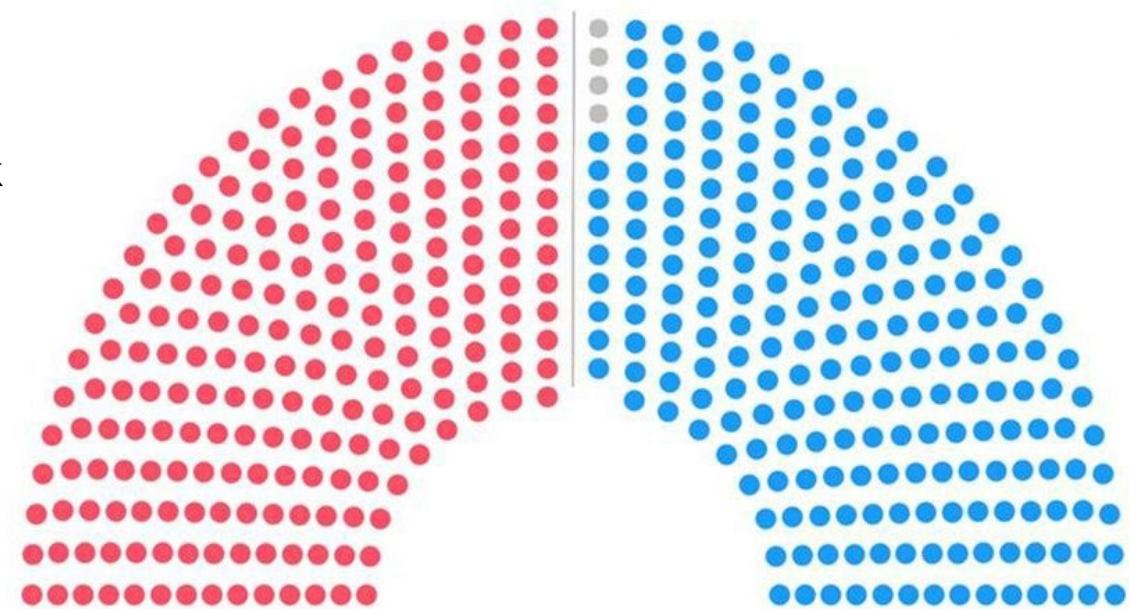
**Minority Whip:**  
Katherine Clark  
(Mass.)



**Majority  
Whip:** Tom  
Emmer  
(Minn.)



**Caucus  
Chair:** Pete  
Aguilar (Calif.)



218 REPUBLICANS

213 DEMOCRATS

Notes: As of Jan. 13. Gray circles represent seats vacated by the deaths of Reps. Doug LaMalfa (R-Calif.) and Sylvester Turner (D-Texas), and the resignations of Rep. Mikie Sherrill (D-N.J.) and Marjorie Taylor Greene (R-Ga.).



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# House Planned Departures in the 119<sup>th</sup> Congress

## Running for Senate

- AL-01: Barry Moore (R)
- GA-01: Buddy Carter (R)
- GA-10: Mike Collins (R)
- IA-02: Ashley Hinson (R)
- IL-02: Robin Kelly (D)
- IL-08: Raja Krishnamoorthi (D)
- KY-06: Andy Barr (R)
- MA-06: Seth Moulton (D)
- MI-11: Haley Stevens (D)
- MN-02: Angie Craig (D)
- NH-01: Chris Pappas (D)
- TX-30: Jasmine Crockett (D)
- TX-38: Wesley Hunt (R)
- WY-AL: Harriet Hageman (R)

## Running for State Role

### Governor

- AZ-01: David Schweikert (R)
- AZ-05: Andy Biggs (R)
- CA-14: Eric Swalwell (D)
- FL-19: Byron Donalds (R)
- IA-04: Randy Feenstra (R)
- MI-10: John James (R)
- SC-01: Nancy Mace (R)
- SC-05: Ralph Norman (R)
- SD-AL: Dusty Johnson (R)
- TN-06: John Rose (R)
- WI-07: Tom Tiffany (R)

### State Attorney General

- TX-21: Chip Roy (R)

## Retiring

- CA-11: Nancy Pelosi (D)
- CA-26: Julia Brownley (D)
- FL-02: Neal Dunn (R)
- IL-04: Chuy Garcia (D)
- IL-07: Danny Davis (D)
- IL-09: Jan Schakowsky (D)
- MD-05: Steny Hoyer (D)
- ME-02: Jared Golden (D)
- NE-02: Don Bacon (R)
- NJ-12: Bonnie Watson Coleman (D)
- NY-07: Nydia Velázquez (D)
- NY-12: Jerry Nadler (D)
- NY-21: Elise Stefanik (R)
- PA-03: Dwight Evans (D)
- TX-08: Morgan Luttrell (R)
- TX-10: Michael McCaul (R)
- TX-19: Jodey Arrington (R)
- TX-22: Troy Nehls (R)
- TX-33: Marc Veasey (D)
- TX-37: Lloyd Doggett (D)
- WA-04: Dan Newhouse (R)

Notes: As of Jan. 13

# Republicans hold an advantage in upcoming redistricting battles

“

Vice President JD Vance traveled again to Indiana ... to **strongarm reluctant Republicans** to revisit their congressional map. Kansas appears poised to **carve up its lone Democratic seat** after Republicans approved a budget for a special session this fall that would target Rep. Sharice Davids' (D-01) suburban Kansas City seat. Across the state line, **Missouri Republicans already redrew lines to further favor Republicans**, all but eliminating Rep. Emanuel Cleaver's (D-05) seat.”

- Kirk A. Bado, [\*“Pressure Mounts to Redraw Maps as Filing Deadlines Loom,”\* NJ’s Hotline](#)

## A REDISTRICTING ARMS RACE

- What began as a GOP effort to expand House control has recently become a **nationwide battle**, with both parties seeking to redraw maps ahead of 2026
- **Republicans continue to move faster** due to partisan control of key legislatures, while **Democrats rely on courts, amendments, and voter referenda** to counter Republican efforts

## State redistricting highlights

### INDIANA SENATE REJECTS NEW MAP

Twenty-one Republican state Senators joined all Democrats to oppose a new congressional map that would have given Republicans an advantage in an additional 2 districts in 2026



### TEXAS CONGRESSIONAL MAP REINSTATE

The Supreme Court ruled in favor of Texas's new congressional map after a federal panel ruled the map was likely racially gerrymandered; the new map will give Republicans an advantage in an additional 5 seats in the 2026 midterms



### CALIFORNIA APPROVES PROP 50

California **approved Proposition 50**, which suspended the state's independent redistricting commission and paved the way for the GOP delegation to risk losing up to 5 seats

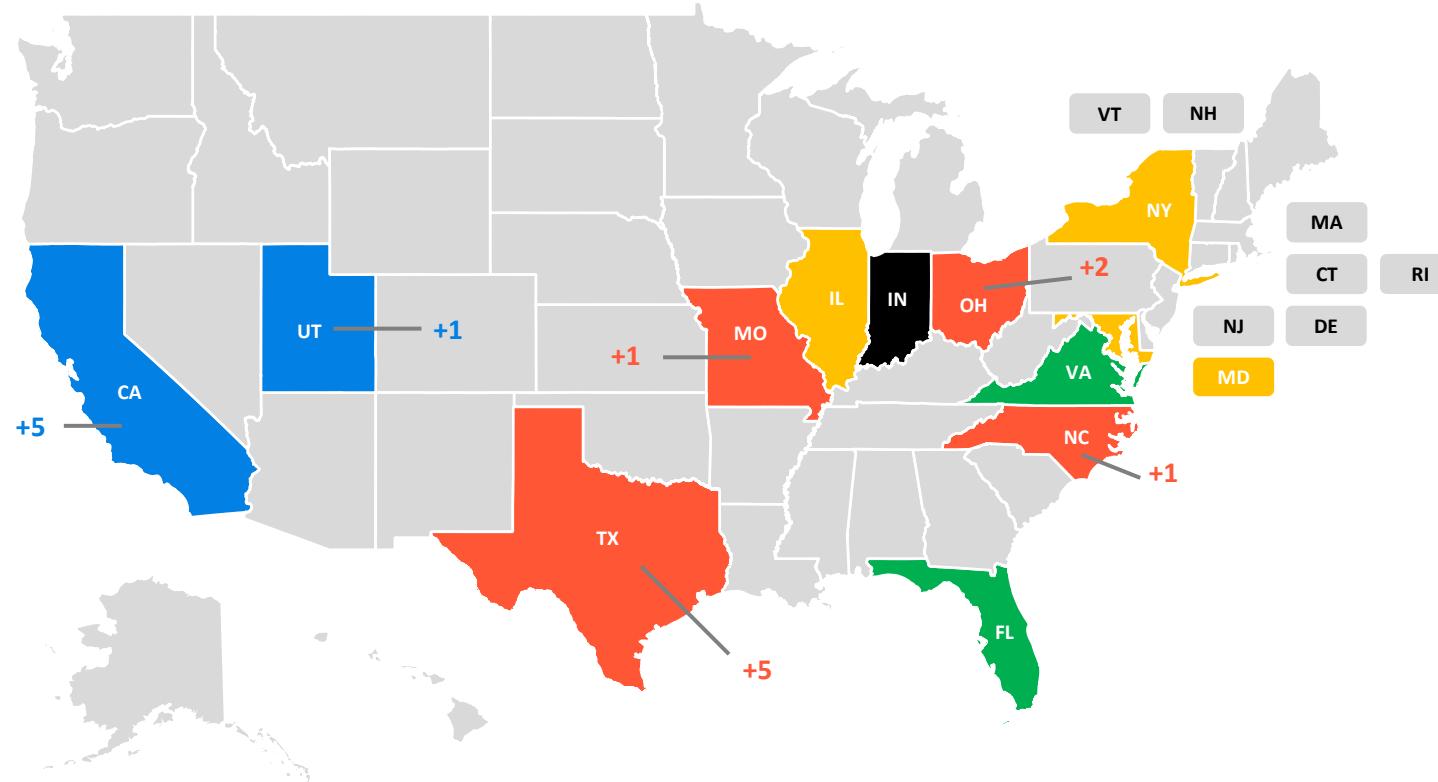


# Redistricting Status by State

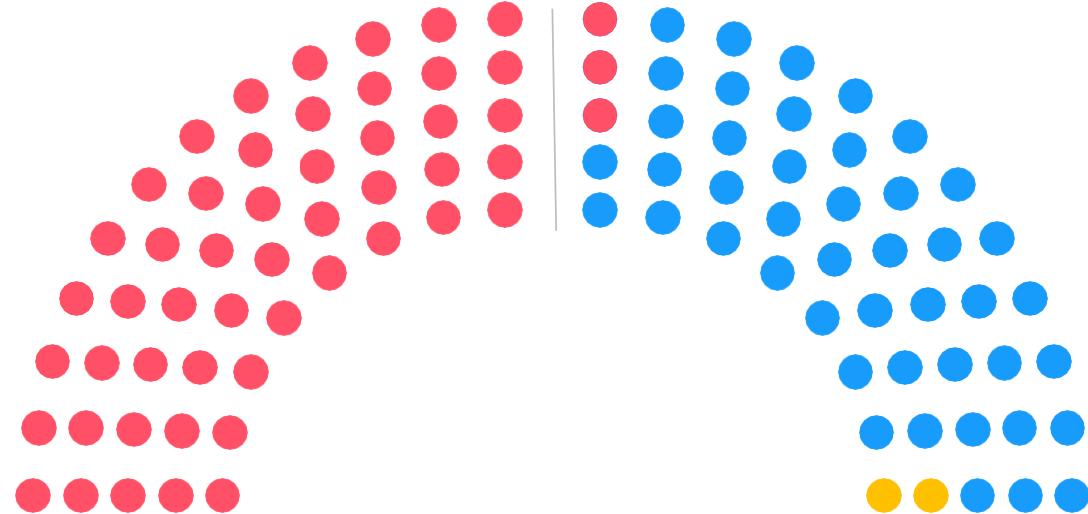
STATE	CURRENT DELEGATION	PROJECTED DELEGATION	REDISTRICTING PROCESS	STATUS
California	<b>43 D 9 R</b>	<b>48 D 4 R</b>	Independent commission	<b>Enacted</b>
Florida	<b>20 R 8 D</b>	-	State legislature	<b>In progress</b>
Illinois	<b>14 D 3 R</b>	-	State legislature	<b>Under consideration</b>
Indiana	<b>7 R 2 D</b>	<b>9 R 0 D</b> (failed)	State legislature	<b>Failed</b>
Maryland	<b>7 D R 1</b>	-	State legislature	<b>Under consideration</b>
Missouri	<b>6 R 2 D</b>	<b>7 R 1 D</b>	State legislature	<b>Enacted</b>
New York	<b>19 D 7 R</b>	-	Independent commission	<b>Under consideration</b>
North Carolina	<b>10 R 4 D</b>	<b>11 R 3 D</b>	State legislature	<b>Enacted</b>
Ohio	<b>10 R 5 D</b>	<b>12 R 3 D</b>	State legislature and redistricting commission share control	<b>Enacted</b>
Texas	<b>25 R 12 D 1V</b>	<b>30 R 8 D</b>	State legislature	<b>Enacted</b>
Utah	<b>4 R 0 D</b>	<b>3 R 1 D</b>	Independent commission	<b>Enacted</b>
Virginia	<b>6 D 5 R</b>	-	Bipartisan commission	<b>In progress</b>

# Redistricting will continue to impact the 2026 elections

- Redistricting enacted, likely to benefit Democrats
- Redistricting enacted, likely to benefit Republicans
- Redistricting in progress
- Redistricting under consideration
- Redistricting failed



# Senate Balance of Power



53 REPUBLICANS

45 DEMOCRATS

2 INDEPENDENTS  
*who caucus with Democrats*



**Majority Leader:** John Thune (S.D.)



**Minority Leader:** Chuck Schumer (N.Y.)



**Majority Whip:** John Barrasso (Wyo.)



**Minority Whip:** Dick Durbin (Ill.)



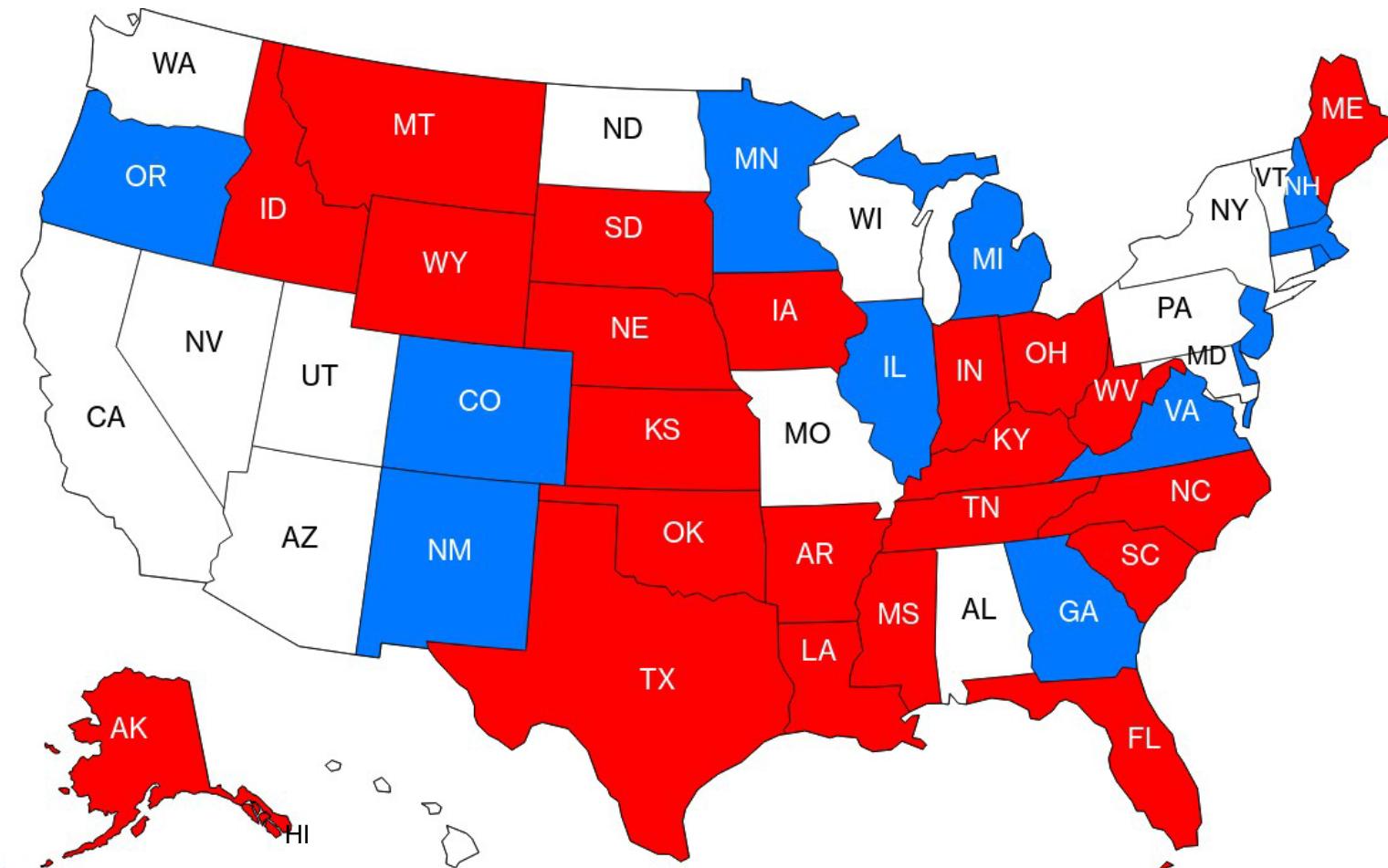
**Conference Chair:** Tom Cotton (Ark.)



**Communications Chair:** Amy Klobuchar (Minn.)

# 2026 Senate Races

■ Republican Incumbents (22) ■ Democratic Incumbents (13)



**Note: Florida and Ohio are holding special elections.**

# Senate Departures Create Nine Open Races This Year

## Retiring



Dick Durbin  
(D-Ill.)



Joni Ernst  
(R-Iowa)



Cynthia Lummis  
(R-Wyo.)



Mitch McConnell  
(R-Ky.)

## Running for Governor



Tommy Tuberville (R-Ala.)



Mike Bennet (D-Colo.)



Gary Peters  
(D-Mich.)



Jeanne Shaheen  
(D-N.H.)



Tina Smith  
(D-Minn.)



Thom Tillis  
(R-N.C.)



Marsha Blackburn (R-Tenn.)

Note: Tommy Tuberville is the only senator running for governor whose term ends in 2027. Photo credits: Senate websites

DEMOCRATS | 13 HELD SEATS

SOLID D	LIKELY D	LEAN D	TOSS UP	LEAN R	LIKELY R	SOLID R
CO-Hickenlooper	MN-OPEN	NH-OPEN	GA-Ossoff			
DE-Coons			MI-OPEN			
IL-OPEN						
MA-Markey						
NJ-Booker						
NM-Luján						
OR-Merkley						
RI-Reed						
VA-Warner						

SOLID D	LIKELY D	LEAN D	TOSS UP	LEAN R	LIKELY R	SOLID R
			ME-Collins	OH-Husted	IA-OPEN	AK-Sullivan
			NC-OPEN		TX-Cornyn	AL-OPEN
						AR-Cotton
						FL-Moody
						ID-Risch
						KS-Marshall
						KY-OPEN
						LA-Cassidy
						MS-Hyde-Smith
						MT-Daines
						NE-Ricketts
						OK-Mullin
						SC-Graham
						SD-Rounds

# Recent Administrative Actions and Congressional Funding

- White House has announced a multiple housing initiatives in the last two weeks.
- House has been moving series of minibus funding packages that have been bipartisan while also reducing spending.



# NAR Bills to Watch

## ROAD to Housing Act

- Bipartisan comprehensive housing package sponsored by Chairman Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA)
- Addresses housing supply, affordability and homeownership pathways
- Would streamline permitting, expand infrastructure investment, and unlock new development
- Passed the Senate on 10/9/25
- **S. 2651**

## Housing for the 21<sup>st</sup> Century Act

- Bipartisan bill sponsored by Chairman French Hill (R-AR) and Ranking Member Maxine Waters (D-CA)
- Reported favorably out of Financial Services Committee on 12/17/25
- Would streamline housing production and affordability by modernizing outdated housing programs, reducing regulatory barriers, and increasing flexibility for local communities
- **H.R. 6644**

## More Homes on the Market Act

- Bipartisan bill sponsored by Rep. Jimmy Panetta (D-CA), Rep. Mike Kelly (R-PA) and Sen. John Cornyn (R-TX) and Sen. Michael Bennet (D-CO)
- Would decrease the equity penalty on sale of primary residence and incentivizes more long-term owners to sell homes
- **H.R. 1340 / S. 3332**

## Saving the American Dream Act

- Bipartisan bill sponsored by the four co-chairs of the bipartisan Real Estate Caucus
- Would tackle housing affordability by creating an interagency task force to coordinate data and policies
- **H.R. 5387**

# NAR Bills to Watch

## Neighborhood Homes Investment Act

- Bipartisan bill sponsored by Rep. Mike Kelly (R-PA) and Rep. John Larson (D-CT) and Sen. Mark Warner (D-VA) and Sen. Todd Young (R-IN)
- Would revitalize distressed neighborhoods by creating a new federal tax credit for single-family housing
- **H.R. 2854 / S. 1686**

## Uplifting First Time Homebuyers Act

- Bipartisan bill sponsored by Rep. Beth Van Duyne (R-TX) and Rep. Julia Brownley (D-CA)
- Would increase the amount that can be withdrawn penalty-free from IRAs for a downpayment on a first-time home
- **H.R. 3526 / S. 2867**

## Direct Seller and Real Estate Harmonization Act

- Bipartisan bill sponsored by Rep. Kevin Kiley (R-CA) and Rep. Henry Cuellar (D-TX)
- Would ensure that real estate agents and direct sellers would maintain their independent contractor status under the Fair Labor Standards Act (FLSA)
- **H.R. 3495**

## Association Health Plans Act

- Bipartisan bill led by Chairman Tim Walberg (R-MI)
- Would expand health care choices for small businesses and self-employed individuals through association health plans (AHPs)
- **H.R. 2528 / S. 1847**

# NAR Bills to Watch

## Revitalizing Downtowns and Main Streets Act

- Bipartisan bill sponsored by Rep. Mike Carey (R-OH) and Rep. Jimmy Gomez (D-CA)
- Would convert underused commercial properties into residential and mixed-use housing
- **H.R. 2410**

## Fair and Equal Housing Act

- Bipartisan bill sponsored by Rep. Brad Schneider (D-IL) and Rep. Brian Fitzpatrick (R-PA)
- Would 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
- **H.R. 3696**

## Neighborhood Homes Investment Act

- Bipartisan bill sponsored by Rep. Mike Kelly (R-PA) and Rep. John Larson (D-CT) and Sen. Mark Warner (D-VA) and Sen. Todd Young (R-IN)
- Would revitalize distressed neighborhoods by creating a new federal tax credit for single-family housing
- **H.R. 2854 / S. 1686**

# Bipartisan Real Estate Caucus

## House Democrat Members

Greg Stanton	AZ	Adam Gray	CA	Johnny Olszewski	MD	Joyce Beatty	OH
<b>J. Luis Correa*</b>	CA	Laura Friedman	CA	Hillary Scholten	MI	Emilia Sykes	OH
Doris Matsui	CA	Gil Cisneros	CA	Kristen McDonald Rivert	MI	Suzanne Bonamici	OR
Jim Costa	CA	Mike Levin	CA	Betty McCollum	MN	Chris Deluzio	PA
Robert Garcia	CA	<b>Brittany Pettersen*</b>	CO	Angie Craig	MN	Seth Magaziner	RI
Julia Brownley	CA	Eleanor Holmes Norton	DC	Wesley Bell	MO	Gabe Amo	RI
Jimmy Panetta	CA	Sarah McBride	DE	Deborah Ross	NC	Lloyd Doggett	TX
Ted Lieu	CA	Jared Moskowitz	FL	Josh Gottheimer	NJ	Julie Johnson	TX
Salud Carbajal	CA	Lois Frankel	FL	Rob Menendez	NJ	Al Green	TX
Josh Harder	CA	Nikema Williams	GA	Nellie Pou	NJ	Marc Veasey	TX
George Whitesides	CA	Ed Case	HI	Frank Pallone	NJ	Henry Cuellar	TX
John Garamendi	CA	Jan Schakowsky	IL	Teresa Leger Fernández	NM	Joaquin Castro	TX
Ro Khanna	CA	Raja Krishnamoorthi	IL	Susie Lee	NV	Lizzie Fletcher	TX
Dave Min	CA	Nikki Budzinski	IL	Tim Kennedy	NY	Suhas Subramanyam	VA
Brad Sherman	CA	Eric Sorensen	IL	Tom Suozzi	NY	Becca Balint	VT
Ami Bera	CA	Jonathan L. Jackson	IL	Laura Gillen	NY	Mark Pocan	WI
Zoe Lofgren	CA	Sharice Davids	KS	Josh Riley	NY		
Lateefah Simon	CA	Jake Auchincloss	MA				
Eric Swalwell	CA						

# Bipartisan Real Estate Caucus

## House Republican Members

Nick Begich	AK	Mike Simpson	ID	Greg Murphy	NC	Rob Bresnahan	PA
Juan Ciscomani	AZ	Mike Bost	IL	Tim Moore	NC	Mike Kelly	PA
Young Kim	CA	Rudy Yakym	IN	Julie Fedorchak	ND	Ralph Norman	SC
Jay Obernolte	CA	Erin Houchin	IN	Mike Flood	NE	Russell Fry	SC
Kevin Kiley	CA	James Comer	KY	Jeff Van Drew	NJ	William Timmons	SC
Ken Calvert	CA	Andy Barr	KY	Mike Lawler	NY	Joe Wilson	SC
Gus Bilirakis	FL	<b>Tracey Mann*</b>	KS	Andrew Garbarino	NY	John Rose	TN
Aaron Bean	FL	Jack Bergman	MI	Nick Langworthy	NY	Andy Ogles	TN
Vern Buchanan	FL	Lisa McClain	MI	Kevin Hern	OK	Diana Harshbarger	TN
Buddy Carter	GA	Bill Huizenga	MI	Cliff Bentz	OR	Monica De La Cruz	TX
Barry Loudermilk	GA	Tom Barrett	MI	Guy Reschenthaler	PA	Rob Wittman	VA
James Moylan	GU	Pete Stauber	MN	Scott Perry	PA	Ben Cline	VA
Russ Fulcher	ID	<b>Mark Alford*</b>	MO	John Joyce	PA	John McGuire	VA
Jim Risch	ID						

# Key FPC Dates Upcoming

- **January 22:** NAR Advocacy Week: FPC Advisory Committee
- **February 4:** FPC Nuts and Bolts Webinar (geared toward newer FPCs) - 1pm CT/2pm ET
- **February 18:** Pro-Property Platform, Understanding RPAC and ***NAR Political Representative Office Hours***
- **March 11:** Realtors Property Resource (RPR) & Up Close with NAR Research
- **April 1:** FPC Contact Teams due for new FPCs
- **May 20:** Next Lobbyist Office Hours

# **Lobbyist Office Hours Breakout Sessions**

# THANK YOU.

Questions? Contact Victoria Givens: [vgivens@nar.realtor](mailto:vgivens@nar.realtor)



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