National Association of REALTORS®

Legislative Priorities

August through October 2026

GET MORE HOMES ON THE MARKET NOW

With an estimated shortage of 4.7 million homes, America is facing a significant housing crisis. Addressing affordability starts with increasing supply, and one of the fastest ways to do that is by unlocking existing housing inventory. Mobility is essential to a healthy housing market. When homeowners can move without being penalized by outdated tax laws, more homes become available, creating more choices for buyers and helping stabilize prices.

- 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.
- The federal capital gains exclusion-capped at $250,000 for individuals and $500,000 for joint filers has not been updated since 1997 and has never been adjusted for inflation. That outdated threshold is now distorting the housing market and locking up inventory.
- Nearly 29 million homeowners (34%) already exceed the $250,000 cap capital gains exclusion cap for single filers. locking up housing inventory at a time when the country faces a severe housing shortage.

EXPANDING HOUSING OPPORTUNITY, RESILIENCY, AND MARKET STABILITY

- 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.
- **Reauthorize the National Flood Insurance Program (NFIP)** A long-term reauthorization with targeted reforms provides certainty for homeowners, homebuyers, lenders, and communities by ensuring access to affordable flood insurance and promoting stable, resilient real estate markets.
- **Support H.R. 7128, which reauthorizes the Terrorism Risk Insurance Act.** Long-term reauthorization provides the certainty needed to support commercial real estate investment, financing, and development by ensuring the continued availability of terrorism risk 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)