

REALTORS® LEGISLATIVE MEETINGS 2025

MAY 31–JUNE 5 • WASHINGTON, DC

FPC Lobbyist Salons
June 3, 2025



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



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#NARLEGISLATIVE

2025 Capitol Hill FPC Talking Points

2025 FPC Talking Point Themes

UPDATE AMERICA'S TAX LAW TO INCREASE ACCESS TO HOMEOWNERSHIP BY:

- Building Housing Supply and Opportunity for All
- Supporting Self-Employed Professionals
- Using NAR Research Products to Help Inform Policymaking
- Joining the Bipartisan Real Estate Caucus

Housing Inventory & Supply

Ask #1: Cosponsor *More Homes on the Market Act* (H.R. 1340)

- Incentivizes more long-term owners to sell their homes by doubling the sales gain tax exclusion from \$250k to \$500k for individuals and \$500k to \$1M for joint filers
- Indexes to inflation
- Bipartisan bill led by:
 - House: Reps. Jimmy Panetta (D-CA) and Mike Kelly (R-PA)

Ask #2: Cosponsor *Housing Supply Framework Act* (H.R. 2840/S. 1299)

- Creates a national strategy (via HUD task force) for boosting housing production and affordability by reducing barriers to new housing development
- Bipartisan bills led by:
 - Senate: Sens. Lisa Blunt Rochester (D-DE), Pete Ricketts (R-NE), John Fetterman (D-PA) and Tom Tillis (R-NC)
 - House: Reps. Mike Flood (R-NE) & Brittany Pettersen (D-CO)

Housing Inventory & Supply

Ask #3: Cosponsor *Revitalizing Downtowns and Main Streets Act* (H.R. 2410)

- Provides a 20% tax credit for conversion of underutilized commercial properties into residential & mixed-use housing
- Bipartisan bill led by:
 - House: Reps. Mike Carey (R-OH) and Jimmy Gomez (D-CA)

Ask #4: Cosponsor *Uplifting First-Time Homebuyers Act* (H.R. 3526)

- Increases the IRS tax exemption on IRAs for new buyers for down payments from \$10k to \$50k, aiming to assist new buyers in affording down payments
- Bill led by:
 - House: Rep. Beth Van Duyne (R-TX)

Housing Inventory & Supply

Ask #5: Cosponsor *Fair and Equal Housing Act* (H.R. ____)

- Adds 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
- Bipartisan bill to be introduced THIS WEEK by:
 - House: Reps. Brad Schneider (D-IL) and Brian Fitzpatrick (R-PA)

Support Self-Employed Professionals

Ask #6: Cosponsor *Association Health Plans Act* (H.R. 2528)

- Provides REALTORS® with access to quality, affordable health care
- Bills led by:
 - House: Rep. Tim Walberg (R-MI)
 - Senate: Sen. Rand Paul (R-KY)

Ask #7: Cosponsor *Direct Seller and Real Estate Agent Harmonization Act* (H.R. 3495)

- Ensures real estate agents maintain their independent contractor status under the Fair Labor Standards Act
- Bipartisan bill led by:
 - House: Reps. Kevin Kiley (R-CA) and Henry Cuellar (D-TX)

Support Self-Employed Professionals

Ask #8: Cosponsor *Main Street Tax Certainty Act* (H.R. 703/S. 213)

- Preserves the 20% deduction for pass-through business income
(note: the House-passed tax bill permanently increases section 199A deduction for qualified business income of noncorporate taxpayers from 20% to 23%)
- Bipartisan bills led by:
 - House: Reps. Lloyd Smucker (R-PA), Henry Cuellar (D-TX), and Josh Gottheimer (D-NJ)
 - Senate: Sen. Steve Daines (R-MT)

NAR Research

- 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
- Reports can easily be accessed through your FPC E-Packet (Realtorparty.realtor/epacket)

NAR Research

Regular Reports

METRO MARKET REPORTS

Local data about:

Housing Affordability, Housing Statistics, Economic Conditions, Homeownership Demographics, Demographics



HOME BUYERS PROFILES BY METRO

Local data about:

Home buyers: Age, Income, Education, Mobility Status, Marital Status
Purchased Homes: Type of Home, Price, Cash Purchases, Age of Homes



NAR Research

Ad Hoc Analyses

TRACKING HOUSING AFFORDABILITY AND SUPPLY

How many listings are missing by price range and income level for each metro area and state



POLICY ANALYSIS AND ADVOCACY

How policy changes can affect the real estate market like changes in SALT deductions, MID, NFIP, property tax rates etc.



Bipartisan Real Estate Caucus

House Democrat Members

Greg Stanton, AZ

J. Luis Correa*, CA

Doris Matsui, CA

Jim Costa, CA

Robert Garcia, CA

Julia Brownley, CA

Jimmy Panetta, CA

Ted Lieu, CA

Salud Carbajal, CA

Josh Harder, CA

George Whitesides, CA

Ro Khanna, CA

Dave Min, CA

John Garamendi, CA

Brittany Pettersen*, CO

Eleanor Holmes Norton, DC

Jared Moskowitz, FL

Ed Case, HI

Jan Schakowsky, IL

Raja Krishnamoorthi, IL

Nikki Budzinski, IL

Eric Sorensen, IL

Sharice Davids, KS

Hillary Scholten, MI

Kristen McDonald Rivet, MI

Betty McCollum, MN

Deborah Ross, NC

Josh Gottheimer, NJ

Rob Menendez, NJ

Nellie Pou, NJ

Susie Lee, NV

Tim Kennedy, NY

Tom Suozzi, NY

Laura Gillen, NY

Joyce Beatty, OH

Suzanne Bonamici, OR

Chris Deluzio, PA

Seth Magaziner, RI

Gabe Amo, RI

Lloyd Doggett, TX

Bipartisan Real Estate Caucus

House Republican Members

Young Kim, CA

Jay Obernolte, CA

Kevin Kiley, CA

Gus Bilirakis, FL

Aaron Bean, FL

Vern Buchanan, FL

Buddy Carter, GA

James Moylan, GU

Rudy Yakym, IN

Tracey Mann*, KS

Jack Bergman, MI

Lisa McClain, MI

Pete Stauber, MN

Mark Alford*, MO

Greg Murphy, NC

Mike Flood, NE

Mike Lawler, NY

Andrew Garbarino, NY

Guy Reschenthaler, PA

Scott Perry, PA

John Joyce, PA

Rob Bresnahan, PA

Ralph Norman, SC

Russell Fry, SC

John Rose, TN

Andy Ogles, TN

Diana Harshbarger, TN

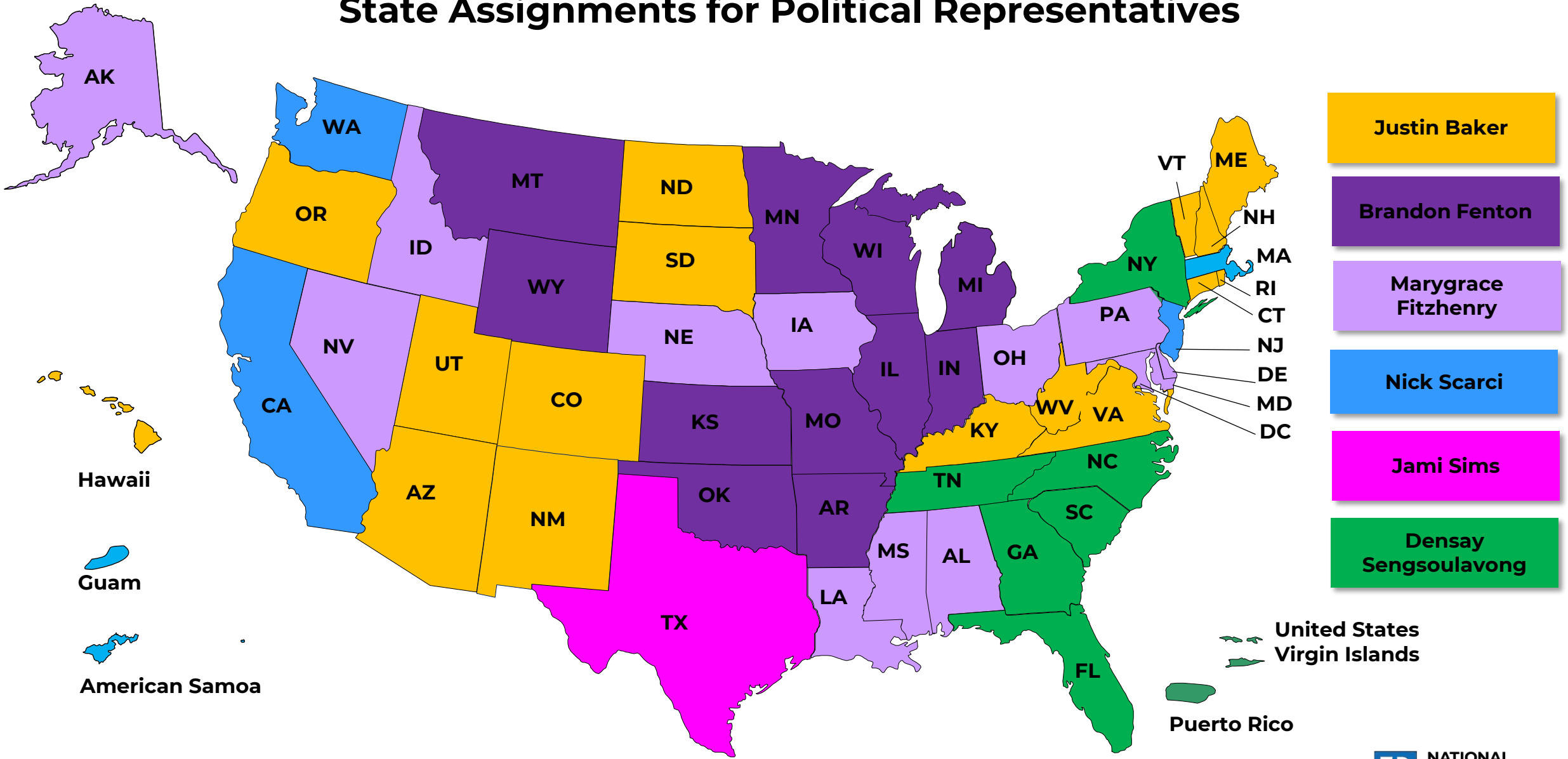
Monica De La Cruz, TX

Rob Wittman, VA

Ben Cline, VA

NATIONAL ASSOCIATION OF REALTORS®

State Assignments for Political Representatives



Updated on 5/30/2025

2025 REALTOR Legislative Meeting Logistics

Chandra Patterson, Chair, FPC Advisory Committee

FPC Stipend Increase: \$2k

- NAR offers a stipend to FPCs from each state (one FPC per Congressman or Senator) to attend the REALTORS® Legislative Meetings (RLM).
- The stipend has increased this year to \$2,000 per FPC, to help defray the costs incurred to travel to Washington, D.C., for these required meetings.
- Any FPC not otherwise reimbursed by their state or local association (i.e., member of the Board of Directors or Leadership) to attend RLM is eligible.
- **To be reimbursed FPCs, following state reimbursement rules, should file their expense report with the state immediately after the conference.**
- States will submit one invoice to NAR for the entire state FPC delegation (one FPC per Congressman or Senator) that attended the meetings and are requesting the stipend.

Important RLM Meetings Details for FPCs

REALTOR Legislative Meetings: May 31- June 5, 2025

- **FPC Advocacy Academy:** June 3, 11:00am-12:30pm
- **FPC Roundtable:** June 3, 1:45pm-3:45pm
- **FPC Reception:** June 3, 6:30pm-9:30pm (Legislators & Senior Staff invited, but no physical invite necessary)
- **Congressional Hill Visits:** June 4, 9:00am-5:00pm (Real ID NOT Required)

DON'T FORGET TO FILE YOUR FIELD REPORTS!

- **Board of Directors:** June 5 , 8:30am – 12:00pm
- **FPC Lounge:** Open June 3 & June 4, 8:00am – 5:00pm (**Room 103** in the Convention Center – Fully catered! Come have a snack!)

FPC E-Packet: Realtorparty.realtor/epacket

- 2025 Talking Points One-Pager
- FPC Agendas (Roundtable, Advocacy Academy, Advisory Committee)
- NAR/RPR Federal Economic Area Reports
- Survey: *“The Capital Gains Cliff is Coming”*
- NAR Research Reports
- FPC Lounge Details
- Map of the Capitol Hill Complex
- Full RLM Event Schedule
- Hill Meeting Prep Checklist
- Restaurant Recommendations



1huddle



HOW TO PLAY

#1



#2



#3

Go to your App Store or Play Store and download 1Huddle.

Once installed, open the app and verify using your phone number.

Scan the QR code or input the company ID below to connect your company account and then enter your email / password.



EVERYBODY PLAYS GAMES. **FEW CHANGE THEM**

Questions?

Contact Brianna Hernandez

Brianna@1Huddle.co



THANK YOU

Questions? Please contact:

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