

REALTORS® LEGISLATIVE MEETINGS 2025

MAY 31–JUNE 5 • WASHINGTON, DC

FPC “Know Before You Go” Webinar
May 21, 2025
3:00pm ET



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



NARdotRealtor

nar.realtor

#NARLEGISLATIVE

2025 Capitol Hill FPC Talking Points

Joe Harris, Vice President, Government Advocacy

Ryan Rusbult, Director, Government Advocacy

Matt Stross, Director, Government Advocacy

Kathryn Crenshaw, Legislative Representative

Raley Wright, Legislative Representative

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 and Advocating for Healthcare Access
- Using NAR Research Products to Help Inform Policymaking
- Joining the Bipartisan Real Estate Caucus

Taxes: Housing Inventory & Supply

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

- Decreases the equity penalty on sale of primary residence and incentivizes more long-term owners to sell homes.
- Bipartisan effort led by:

House

Representatives Jimmy Panetta (D-CA) and Mike Kelly (R-PA).

Cosponsors in the last congress included [46 Democrats and 25 Republicans](#).

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

- Creates a national strategy for boosting housing production and affordability by reducing barriers to new housing development
- Bipartisan effort by:

Senate

Senators Lisa Blunt Rochester (D-DE), Pete Ricketts (R-NE), John Fetterman (D-PA) and Tom Tillis (R-NC)

House

Rep. Mike Flood (R-NE) & Rep. Brittany Pettersen (D-CO)

Housing Inventory & Supply

Ask #3: Revitalizing Downtowns Act (H.R. 2410)

- Provides a 20% tax credit for conversion of underutilized commercial properties into residential & mixed-use housing.
- Bipartisan effort led by:

House

Reps. Mike Carey (R-OH) and Jimmy Gomez (D-CA)

Currently has 28 bipartisan cosponsors

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

- Increases the IRS tax exemption on IRAs for new buyers for downpayments from \$10k to \$30k, aiming to assist new buyers in affording downpayments.
- Sponsored By:

House

Rep. Beth Van Duyne (R-TX)

Housing Inventory & Supply

Ask #5: Fair and Equal Housing Act

- Adds sexual orientation and gender identity as protected classes under the Fair Housing Act (**Bill # TBD**)
- Bipartisan effort led by:

House

Rep. Brad Schneider (D-IL)

Rep. Brian Fitzpatrick (R-PA)

SUPPORT SELF-EMPLOYED PROFESSIONALS AND ADVOCATE FOR HEALTH CARE ACCESS

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

- Provides REALTORS® with access to quality, affordable health care.
- Sponsored by:

House

Rep. Tim Walberg (R-MI)

Senate

Sen. Rand Paul (R-KY)

Ask #7: Support the 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 effort led by:

House

Rep. Kevin Kiley (R-CA)

Rep. Henry Cuellar (D-TX)

SUPPORT SELF-EMPLOYED PROFESSIONALS AND ADVOCATE FOR HEALTH CARE ACCESS

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

- Preserves the 20% deduction for pass-through business income
- Bipartisan effort led by:

House

- Rep. Lloyd Smucker (R-PA)
- Rep. Henry Cuellar (D-TX)
- Rep. 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

NAR Advocacy Scoop

The Consumer Survey Shaping NAR's 2025 Policy Priorities

NAR Advocacy Scoop

Key Findings:

- 92%** favor tax-free savings accounts for first-time home buyers.
- 91%** want to preserve tax incentives like the MID.
- 86%** support keeping lower-income tax rates for individuals and married couples.
- 83%** back the 20% deduction for independent contractors and small businesses earning under \$400,000.
- 67%** support raising cap gains exemption on the sale of a primary residence.



Social Channels

- Facebook: NARRealtorParty
- Instagram: NARRealtorParty
- X: NARRealtorParty
- Use #REALTORParty and #NARLegislative

Do's and Don'ts of Meetings on Capitol Hill

Victoria Givens, REALTOR Mobilization Programs

Do's and Don'ts of Meeting with Members of Congress

Before The Meeting

Prepare: Familiarize yourself with the NAR talking points and learning your Members' committee assignments

Organize: Know the time and place of your meeting

Plan: Decide and communicate your strategy with your team

Choose: Pick one talking point where you will **TELL A STORY**

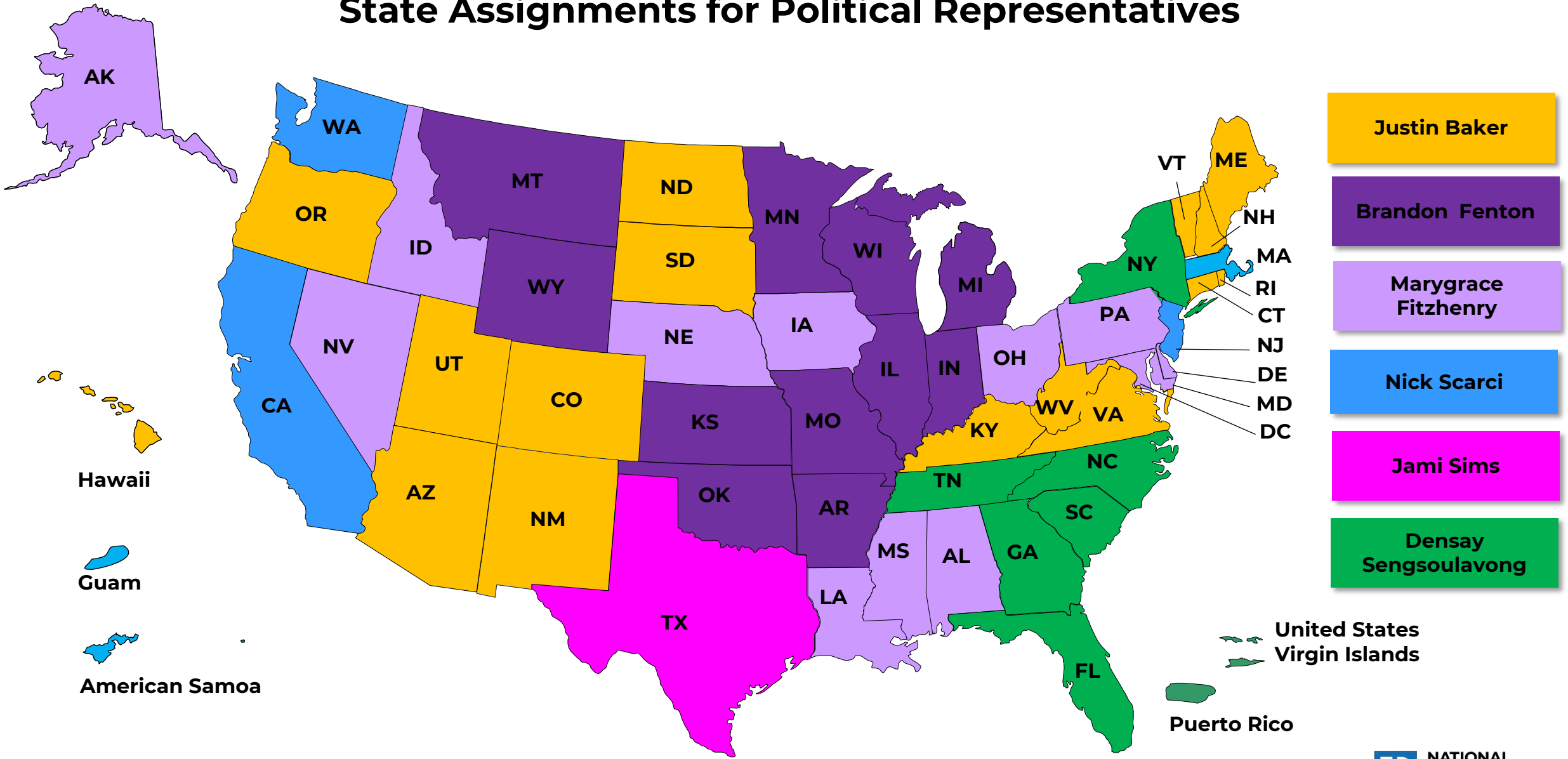
Touch base with your NAR Lobbyist & Political Director

#NARFPC

www.realtorparty.realtor/fpctools

NATIONAL ASSOCIATION OF REALTORS®

State Assignments for Political Representatives



Updated on 5/21/2025

Do's and Don'ts of Meeting with Members of Congress

During The Meeting

Present your business card up front

Be aware of the time allotted to you

Explain the need for what you're asking

Relate situations to the home district – STORIES!

Ask the Representative's or Senator's position and why.

Show openness to and knowledge of counterarguments

Admit what you don't know.

Do's and Don'ts of Meeting with Members of Congress

End of the Meeting

Ask for the name and business card of staff

Give the Member and staff any handouts

Thank the office for any support the Member has given

#NARFPC

www.realtorparty.realtor/fpctools

Do's and Don'ts of Meeting with Members of Congress

After the Meeting

Write a thank you e-mail to the staff with whom you met

Offer to be a resource on Real Estate issues

Follow Through on any promises you made in your meeting

FILE A FIELD REPORT!

Send your Member of Congress a note of support when they do or say something that is helpful to NAR.

#NARFPC

www.realtorparty.realtor/fpctools

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.

2025 REALTOR® Legislative Meetings Details

REALTOR Legislative Meetings: May 31- June 5, 2025

- Federal Legislative and Political Forum: June 1, 9:45am
- FPC Advisory Committee Meeting: June 2, 10am-12pm
- FPC Lobbyist Salons: June 3, 9:30am
- FPC Roundtable: June 3, 1:45pm-3:45pm
- The Advocacy Scoop: June 1, 3:00pm
- Congressional Hill Visits: June 4, 9:00am-5:00pm (Real ID NOT Required)
- FPC Reception: June 3, 6:30pm-9:30pm
- Board of Directors: June 5 , 8:30am – 12:00pm
- FPC Lounge Open June 3 & June 4, 8:00am – 4:00pm

FPC Room Block: Washington Grand Hyatt

FPC E-Packet, RPR & 1-Huddle

FPC E-Packet: Realtorparty.realtor/epacket

- Talking Points (Long Hand)
- One-Pager Leave Behind
- Map of the Capitol Hill Complex
- FPC Roundtable and FPC Advisory Meeting Agendas
- Full RLM Event Schedule
- Hill visit economic materials
- FPC Lounge details
- Hill Meeting Prep Checklist
- Restaurants



1huddle



HOW TO PLAY

#1

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

#2

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

#3

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**



REALTOR® Party Resources (RPR)

Valerie Rivers, Director – REALTORS® Property Resource

THANK YOU

Questions? Please contact:

Victoria Givens: vgivens@nar.realtor

202-383-1021



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



NARdotRealtor



nar.realtor

#NARLEGISLATIVE