

July 2026 NAR Advocacy Update

Executive Summary

- The largest housing bill in decades became law on July 11.
- This victory didn't happen overnight; it's the result of 21 months of sustained lobbying by REALTORS and NAR.
- REALTORS helped get this over the finish line in an era when few bills of this size pass—especially bipartisan ones.
- The bipartisan package addresses the housing shortage through nearly 50 individual housing measures.
- Over nearly two years, members from every state worked alongside NAR's lobbying team to make housing a national priority. That included everything from holding thousands of meetings with lawmakers and congressional staff to original research and coalition building.
- More supply and better affordability mean more inventory at a price more Americans can afford, enabling more transactions that help **you** unlock the American dream of homeownership.
- Even as this major housing package advanced in Congress, NAR was pressing for what comes next.
- President Kevin Brown testified before the U.S. Senate Banking Committee where he stressed that affordability and supply require continued bipartisan action, including legislation to update the tax exclusion on the sale of a primary home so that middle income Americans and seniors aren't penalized for their home equity.