September 2026

REIASENSE

National REIA's Monthly Government Affairs Update...

> *"No man's life, liberty, or property are safe while the legislature is in session."*
> *Mark Twain*

What We're Hearing

Bought Time: The US federal government is currently being funded until December 11, 2026, under a short-term stopgap measure (aka a CR) passed by Congress. Fireworks postponed.

Vacation...All I Ever Wanted: The U.S. House returns this month for a very short session and will then be out the last two weeks of September. The Senate returns in mid-September.

The Tax Man Knocketh: Opportunity Zone investors face a key Dec. 31 2026 deadline, as previously deferred capital gains become taxable. The approaching deadline has sparked increased tax-planning efforts as investors and advisers look for ways to reduce the impact of gains deferred since the program began in 2018.

The Debt Creek Keeps Rising: The US Debt recently crossed the $40 trillion mark. You can see the live debt clock by clicking here.

Fighting Back: The Illinois Rental Property Owners Association is going on the offense with a Housing Providers Bill of Rights. With the field flooded with tenant rights messaging, there is a lack of messaging on housing provider rights. So IRPOA has taken on this endeavor. Stay tuned.

What We're Touching

Navigating the Wholesaling Waters: Laws & regulations regarding wholesaling vary across the country. Wholesaling can be very lucrative, but if you don't know what you're doing, it can also get you in serious legal trouble. What is legal in one state may not be legal in another. We've created an up-to-date state-by-state database with laws, rules & regulations (subject to change) for each state. Click here to learn more.

Contact Your Congressman: We still want you to contact your Member of Congress about H.R. 6511, The Affordable Homeowner Access Act (sponsored by Rep. Andy Barr, R-KY). Like we've been saying, this legislation will provide working families with another access point to the home buying process. It provides relief to individuals and small businesses so that they can sell their homes directly to a buyer without the fees associated with being a mortgage originator is a winner. Seller finance is a useful tool for investors whether they are buying or selling properties. Click here to make your voice heard.

What We're Seeing

FinCEN Cuts Reporting Requirements: Last month the U.S. Treasury's Financial Crimes Enforcement Network (FinCEN) issued a final rule permanently eliminating beneficial ownership reporting requirements for U.S. companies and U.S. persons under the Corporate Transparency Act. Click here to read more.

Property Tax Revolt? Voters in North Carolina, Wyoming, Florida, and Oklahoma will consider property-tax limits or rollbacks this November. The measures follow a wave of similar legislation in more than 10 states since early last year, reflecting growing homeowner frustration over rising property taxes. Most efforts are occurring in Republican-led states and have become part of broader political platforms & state-level campaigns. What are your state's property taxes? Click here to find out.

Deepfaking: While AI is creating awesome new opportunities in real estate, cyber fraud is a growing problem. Deepfake fraud and seller impersonation are becoming growing threats in mortgage transactions. Click here to learn more.

What We're Saying

Reach Out, Reach Out and Touch Someone: Keen readers will notice we said this last month, but it's important. This year is an election year for Congress and there are many other statewide offices & issues on November's ballot (a lot!). Now is a great time to invite local council members, mayors, commissioners, and even building officials to come speak to your group. As you know local REIA meetings are often way more exciting than those other groups' meetings. Having these folks at your meetings not only helps build & maintain relationships, it also helps tear down the misconceptions that we're just a bunch of greedy house flippers and landlords. Remember, today's councilman, alderman, trustee, or dog-catcher could be next year's mayor, state legislator or congress-critter! Click here for some resources to help make this happen.

Yes, Your Vote Matters: Now more than ever, control of the U.S. House will be at stake in November's elections. Republicans hold a narrow majority, while Democrats need only a small number of gains to take control. As we have reported, 10 states have redrawn congressional maps between the censuses, reshaping districts and potentially affecting the balance of power. Early voting is open in many states as you read this...Make a plan to vote and grab your popcorn.

The Smell Test

Seattle Bans Rental Fees: Seattle's Mayor signed a new ordinance requiring extensive rental price and fee transparency. Effective for rental agreements signed after 7/1/27, the law requires landlords to disclose total monthly costs (including rent, utilities, mandatory fees and optional fees) in advertisements and on the first page of lease agreements. The ordinance also places significant restrictions on common rental housing fees and is part of a broader national trend toward greater scrutiny of rental pricing and charges.

Movin' On Up: Rents in Mamdani's New York City have reached record highs with the average monthly rent coming in at $6,655 - up 10% from one year ago. Real estate professionals cite the incoming rent freeze and stabilized apartments, the proposed pied-à-terre tax, and a record-low apartment vacancy rate as factors intensifying the housing crunch and further limiting options for renters. Yikes! How many of your own feet can you shoot???