August 2026

REIA SENSE

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

Skipping Town: The U.S. House of Representatives is currently on an extended summer recess and are expected to return around mid-September. The WSJ said they *"left for summer recess…after passing a budget bill with as much substance as a beach novel."* As of this writing, the Senate too is expected to shimmy out, tails-tucked. Must be nice…

Tie Our Hands, Please: Acting Director of the Consumer Financial Protection Bureau (CFPB), Russell Vought, said recently in Congressional testimony that the CFPB has exceeded its statutory authority and urged Congress to place the agency under the appropriations process and limit its discretionary authority. Read more about it here.

FBI Says LISTEN UP: The FBI is warning investors about criminals impersonating owners of vacant parcels by using an identity theft scheme where they attempt to illegally sell them without the owner's knowledge or consent. Read about it here.

LOVE to Hear It! For the 14th year in a row more Americans prefer real estate over other long-term investment vehicles for growing wealth. Click here to read more.

No Data in Our Backyard: New York Gov. Kathy Hochul ordered pause on construction of large new data centers for up to one year while her state develops regulations to reduce environmental impacts and protect the electric grid. The move makes New York the first US state to impose a statewide moratorium, amid growing concerns over AI-driven data center expansion.

What We're Touching

Contact Your Congressman: We still need 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. Yes, YOU.

What We're Seeing

21st Century Law of the Land: Last month we said that *"by the time you read this something will have happened"* with the 21st Road to Housing Act…Well, the bill became law on July 11th without President Trump's signature after he declined to sign or veto it - all within the constitution's 10-day window. The NAA has put together a good synopsis, click here to read it.

Driven Up Costs: The Federal Reserve Bank of Dallas says illegal immigration drove up housing costs from 2021 to 2024. Their recent report says the added population increased demand for housing, driving up home prices and rents while housing supply remained largely unchanged. Read the report here.

Rent Control Initiative Struck Down: The Massachusetts Supreme Judicial Court recently blocked a proposed statewide rent control initiative from appearing on the November ballot, ruling that it the Massachusetts Constitution. Learn more about it here.

What We're Saying

Reach Out and Touch Someone: During these final weeks of Summer take a moment to reach out to your elected officials and let them know who you are, how you feel (politely, please) about important issues (ahem, housing!) and build that relationship. Why? Because today's councilman, alderman, trustee, or dog-catcher could be next year's mayor, state legislator or congress critter. Build that relationship now! Start conversating! Click here for some resources to help make this happen.

The Smell Test

Regulatory Burden$: The NAHB says, on average, regulations imposed by government at all levels account for $131,734 (26.4%) of the final price of a new single-family home built for sale. They add that these costs are just one of several factors, including tariff rates on building materials, ongoing skilled labor shortage, a dearth of available lots and tighter lending conditions, currently limiting the supply of housing. Read more about it here.

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