LEGISLATIVE UPDATE

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

Federal Housing Bill Becomes Law - Now What? On July 10th, Congress' 21st Century ROAD to Housing Act became law without President Trump's signature. H.R. 6644, a compromise bill between the House and Senate seeks to make it easier to build new homes and alleviate rising costs by increasing supply. The new law includes a ban on institutional investors from owning more than 350 single family homes.

While the bill reinstated lapsed housing tax credits, other initiatives promised in the new law will take some time become reality. For one, Congress did not fund new programs such as expanded Community Development Block Grants. An additional appropriation bill will be necessary to move this and other programs forward. Additionally, the streamlining of permit processes and regulations will require federal departments to promulgate rules for implementation. This will take months, at best. Some rules may not be completed before the end of the current of administration.

President Trump initially took interest in the ROAD to Housing legislation and pushed it in Congress, only to abandon the effort in the late stages, calling the issue "boring." It is difficult to imagine that federal agencies have a strong incentive to finalize rules quickly.

Summer Recess Means Relationship Building Opportunities: Most state legislatures are in recess, either until the November election or through the end of the year. The US House remains in recess until August 31. The U.S. Senate is on session the first week of August, then out until September 14. Both will recess again in October to allow members to campaign for the election.

This is prime fundraising season for legislators, so keep your eyes peeled for golf outings, cookouts, and receptions in support of their campaigns. It's a great way to establish or strengthen your relationships and become a trusted resource for information. Raising money for these races is harder than it looks. Members and candidates appreciate seeing their local business community at their events. You can find resources to help with these efforts online at National REIA's online resource center.

Playing Offense: Fee transparency mandates, rent controls, eviction moratoriums, credit check bans, squatters rights, limits on screening, and many other policies are pushed throughout the country by tenants' rights groups. They pressure local and state elected leaders to codify their policies, many of which hurt the very tenants they claim to help.

Fighting back may not be enough. The Illinois Rental Property Owners Association has a different approach - go on offense. With the field flooded with tenant rights messaging, there is a lack of messaging on housing provider rights. So IRPOA has crafted a Housing Providers Bill of Rights. At National REIA's Leadership Conference in October, attendees will hear the details on this initiative and how IRPOA intends to win support for their Housing Providers Bill of Rights among state and local elected officials.

One More Call for Seller Finance Co-Sponsors: National REIA one again has an alert on nationalreia.org/action-center asking investors to email their U.S. House members to co-sponsor HR 6511. The Affordable Homeownership Access Act. The bill directly benefits every real estate investor who uses, or has ever thought about using, seller financing. Right now, federal law limits you to just three seller-financed deals per year before you're required to get a mortgage originator's license. H.R. 6511 would raise that limit to twenty-four per year. Click the link and send an automatic message directly to your member of Congress today!

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An Investor's Life Well Lived

Navigating Every Stage of the Journey

No two real estate investing businesses follow the same path. Some of you are preparing the next generation for leadership. Others are scaling through growth, adapting to shifting markets, adopting new technology, or beginning to plan a thoughtful-exit years down the road. The common thread is this: lasting success rarely happens in isolation. It is built through continuous learning, trusted relationships, and a community of peers who understand the unique demands of this business.

That is exactly what your local REIA group, supported by National REIA, exists to deliver.

Through local meetings, education, and peer networks—amplified by National REIA's signature events, workshops, roundtables, online programming, and growing library of resources—we bring together investors and operators who have walked the same roads you are currently on. Whether you are just starting to think about succession, strengthening your leadership bench, or looking for practical tools to stay competitive, the combination of local connection and national scale gives you access to insights you simply cannot get alone.

We are exceptionally excited to roll out the follow up to our Advanced Investor Events to REIA University. The video series, worksheets, and supporting resources will be available online by the end of the quarter. For those beginning to shift from full-time business building toward transition or retirement planning, these materials offer a clear, practical roadmap.

Every chapter of an investor's life brings new challenges and new opportunities. No matter where you are on that journey, your local REIA—strengthened by its affiliation with National REIA—remains committed to providing the knowledge, relationships, and support that help you, your team, and your family build a stronger future.

This Fall, your leaders will attend the Annual Leadership Conference to learn how to help you stay ahead of the curve in the constantly changing business environment. In February, individual members will gather for the Annual Winter Cruise. At both, attendees will hear firsthand how outside perspectives have helped peers navigate challenges, make sharper decisions, and accelerate growth.

Here's to an investor's life well lived!

Rebecca McLean
NREIA Executive Director

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Jason K Powers

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