

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



WHAT WE'RE HEARING



Who Let the Dogs Out? Attention landlords and housing providers...New guidance from HUD limits the types of Fair Housing Act complaints the agency will accept regarding assistance or service animals. Specifically, they are sharply limiting which types of animals people with disabilities who are renting a home or apartment can claim as a “reasonable accommodation.” [Click here to learn more.](#)

Rock the Vought: Last month President Trump nominated Brian Johnson to replace Russ Vought, the OMB director who has been serving as acting director of the CFPB. The WSJ says the appointment signals a prospective shift in the Trump administration’s attitude toward the CFPB. Hearings to come.

Tax the Rich! This Fall a “billionaires’ tax” will appear on California’s Fall ballot that has divided Democrats across the state (which is pretty-much a one-party state) The WSJ says a fight is brewing among the party over wealth, affordability and the future of their party as they attempt to take back Congress. Gov. Gavin Newsom and his allies tried unsuccessfully to persuade the union behind the tax to withdraw it. Newsom warned the tax would deter investment that drives California’s economy and weaken its fiscal base, which relies heavily on, you might have guessed it, rich high-earners. Prediction...the ongoing out-migration will further accelerate if this measure passes.



WHAT WE'RE TOUCHING



A Game of 21st Century Wait & See: As of this writing, the U.S. House has passed & transmitted to the White House, the 21st Century ROAD to Housing Act – which was passed by the House 358-32 and the Senate 85-5. President Trump abruptly canceled a bill-signing ceremony over inaction on the SAVE America Act. However, unless vetoed, the bill will become law as early as July 9th. By the time you read this something will have happened.



WHAT WE'RE SEEING



Who's Paying the Tab? The Tax Foundation says new IRS data for tax year ‘23 shows the US federal income tax system continues to be progressive, as high-income taxpayers pay the highest average income tax rates. In fact, the top 50% of all taxpayers paid nearly 97% of all federal individual income taxes, while the bottom 50% paid the remaining 3%. [Click here to read all about it.](#)

(continued)

A DS to Run DC: In our nation's capital, a self-described democratic socialist, Janeese Lewis George (a current DC Councilwoman) recently won the Democratic primary for Mayor. And, since DC overwhelmingly votes Democrat, she will most assuredly win this Fall. She is a leading proponent of expanding & strengthening rent stabilization (rent control) and tenant rights. Her housing platform directly focuses on combating displacement. President Trump called her a "communist" and said her policies will harm DC. Good grief...



WHAT WE'RE SAYING



Reach Out and Touch Someone: During these hot summer months (and it is currently hot) take a moment to reach out to your elected officials and let them know who you are, how you feel (politely) about important issues (like housing) and build that relationship. Why? Because today's councilman, alderman, trustee, or dog-catcher could be next year's mayor, state legislator or U.S. Congressman. Build that relationship now! [Click here for some resources to help make this happen.](#)



THE SMELL TEST



A Worm in the Big Apple: A landlord in New York City (where else?) says he has spent nearly a decade trying to remove a tenant from one of his apartments, accumulating hundreds of thousands of dollars in unpaid rent and legal expenses while the case remains tied up in court. The landlord, who owns an eight-unit building, said the dispute began after a woman moved into an apartment in 2014 as a live-in companion for an elderly, disabled tenant. She had responded to a Craigslist advertisement seeking caregiving assistance.

Then, after the elderly tenant died in 2016, questions emerged regarding the woman's legal right to remain in the apartment, her responsibility for rent payments, and whether the unit was still protected under New York's rent-stabilization laws. And, you guessed it, the disagreement triggered years of litigation across multiple courts and legal proceedings. As of this writing, there has not been a final resolution and the landlord has not been able to regain possession of the unit. [Read more by clicking here.](#)

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