

LEGISLATIVE UPDATE



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



The reconciliation package, also known as the **One Big Beautiful Bill Act (OBBBA)** was signed into law in early July and it makes several changes to tax policy impacting real estate investors and housing.

The tax package needed to be passed with the impending expiration of the 2017 tax cuts at the end of this year. Without action, Americans would have shouldered at least a \$4 trillion tax hike.

Congress took the opportunity not only to extend or make permanent much needed tax cuts, they enacted further tax relief. The new law will help boost long-term affordability, increase supply and protect the nation's rental housing infrastructure.

Some key provisions of OBBBA:

- Makes the 199A deduction for pass-through entities permanent and keep the deduction rate at 20 percent. This is huge for S corporations and partnerships.
- Increases the estate tax exemption and makes it permanent. This means that in 2026, an individual may transfer up to \$15 million (increased from \$13.99 million in 2025) free of any federal estate, gift or GST taxes, either during their lifetime or at death. For married couples, that transfer amount is a combined \$30 million, which is an increase from \$27.98 million in 2025. This is all now subject to an annual cost-of-living adjustment.
- Permanently reinstates the 100% bonus depreciation for qualified property. In general, "qualified property" is tangible personal property with a recovery period of 20 years or less, and also certain qualified improvement property for real estate purposes. If your business is planning equipment purchases, software upgrades, or other major investments, this update could have a meaningful impact on your tax strategy.
- Extends and expand Opportunity Zones, making them permanent.

Congressional Spotlight

Rep. Barry Loudermilk (R-GA) has introduced [H.R. 1078 Respect State Housing Laws Act](#) along with forty-two House co-sponsors. In the Senate, Senators Bill Hagerty (R-TN) and Cindy Hyde-Smith (R-MS) have a companion bill, [S. 470](#). This legislation clarifies that the eviction moratorium temporarily enacted in the COVID-era CARES Act is expired and that state laws regarding evictions apply.

In March 2020, Congress passed the CARES Act with a temporary 120-day moratorium on evictions and late fees for federally backed and federally assisted housing. The moratorium required housing providers to issue what should have been a temporary notice to vacate. The moratorium has expired. But the notice provision is still in place and is inconsistent with state and local notice periods. This issue continues to be litigated in courts. The impact of the legislation is to end the federally-imposed notice requirement. Investors are encouraged to contact their federal Representatives and Senators and urge them to support H.R. 1078 and S. 470.

Redistricting wars are heating up as several states are looking at mid-decade redistricting of U.S. House districts. Ohio is constitutionally required to redraw its maps this year. Other states are taking up the issue voluntarily. Our analysis is that Republicans may gain seven to twelve seats in the House as a result. Stay tuned.

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National REIA...Your Greatest Network Asset

The phrase "your net worth is your network" holds particular weight in the world of real estate investing, where success is deeply rooted in relationships and shared knowledge. Since its founding in 1985, the National Real Estate Investors Association (National REIA) has grown into a nationwide federation supporting more than 40,000 members nationwide. Our mission - to promote, protect, and educate real estate investors - underscores the transformative power of community in building both financial wealth and professional connections.

Networking is the cornerstone of real estate success. Investors thrive not in isolation but through collaboration with peers, vendors, experts, and policymakers. National REIA facilitates this by hosting regular meetings, workshops, and events that bring together investors of all experience levels. These gatherings are fertile ground for deal-making, capital sourcing, and strategic partnerships. Signature events like the [National REIA cruise](#) offer unique opportunities for nationwide networking, with many members attributing the majority of their deals to connections made through affiliated chapters.

Membership in a [National REIA-affiliated group](#) unlocks a [suite of benefits](#) that directly enhance an investor's bottom line. Members gain access to exclusive discounts from partners like The Home Depot, including a 2% biannual rebate and 20% off paints and primers. These savings reduce operational costs and allow investors to reinvest in their portfolios. The organization's benefits are tailored to meet the evolving needs of both the industry and individual investors.

Education is another pillar of National REIA's value proposition. Through monthly presentations, expert guest speakers, and its online platform [National REIAU](#), members can access affordable training and earn designations such as the Professional Housing Provider. This emphasis on learning equips investors with the tools to make informed decisions, avoid costly mistakes, and maximize returns.

National REIA also plays a critical role in advocacy, representing investor interests at both local and national levels. By engaging with policymakers and providing tools like BillTrack50 and VoterVoice, we ensure members stay informed and empowered to influence legislation. During the Covid pandemic, National REIA's proactive stance helped protect members from harmful regulatory changes, demonstrating the importance of a united voice in shaping industry policy.

Beyond business, National REIA fosters a sense of community and mentorship. New investors benefit from guidance and support, while seasoned professionals find opportunities to give back and grow their networks. These relationships often lead to long-term collaborations and personal growth, reinforcing the idea that a strong network is essential to financial success.

National REIA is more than a membership—it's a movement. By joining, investors gain access to a trusted community committed to professionalism, ethics, and mutual success, as well as building wealth, navigating challenges, and contributing to the broader real estate community. With National REIA, your network becomes your greatest asset—and your net worth a lasting legacy. [Visit NationalREIA.org](http://VisitNationalREIA.org) to learn more.



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NREIA Executive Director

BENEFITS UPDATE

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Make Sure You're Getting the Home Depot ProXtra Benefits that You Deserve!



The Home Depot offers customized solutions & tremendous savings for members of National REIA. Members receive a 2% biannual rebate, 20% off interior & exterior paints, primers and stains (Behr, Kilz, PPG & Zinsser), volume pricing, and access to much more! To take advantage of these programs, you must first have a free Pro Xtra account with an exclusive agreement code (available from your local REIA) attached to your form of payment(s). Once that happens you are automatically upgraded to “Preferred” status by Home Depot allowing you access to a plethora of online tools and account information. This is how "Doers get more done!"

More Ways to Get More Done

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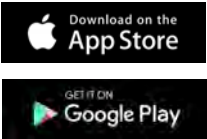
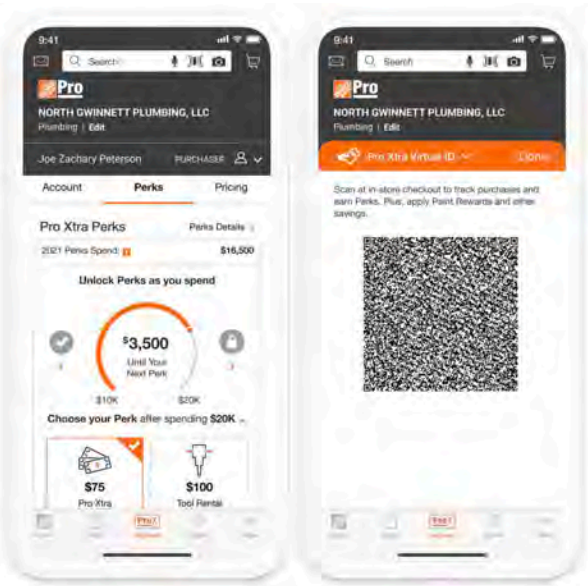
Order Tracking
Convenient ordering made for you

Text Support
Get answers 24/7. Q&A real time, any time

Digital Workshops
DIY your way to get it all done

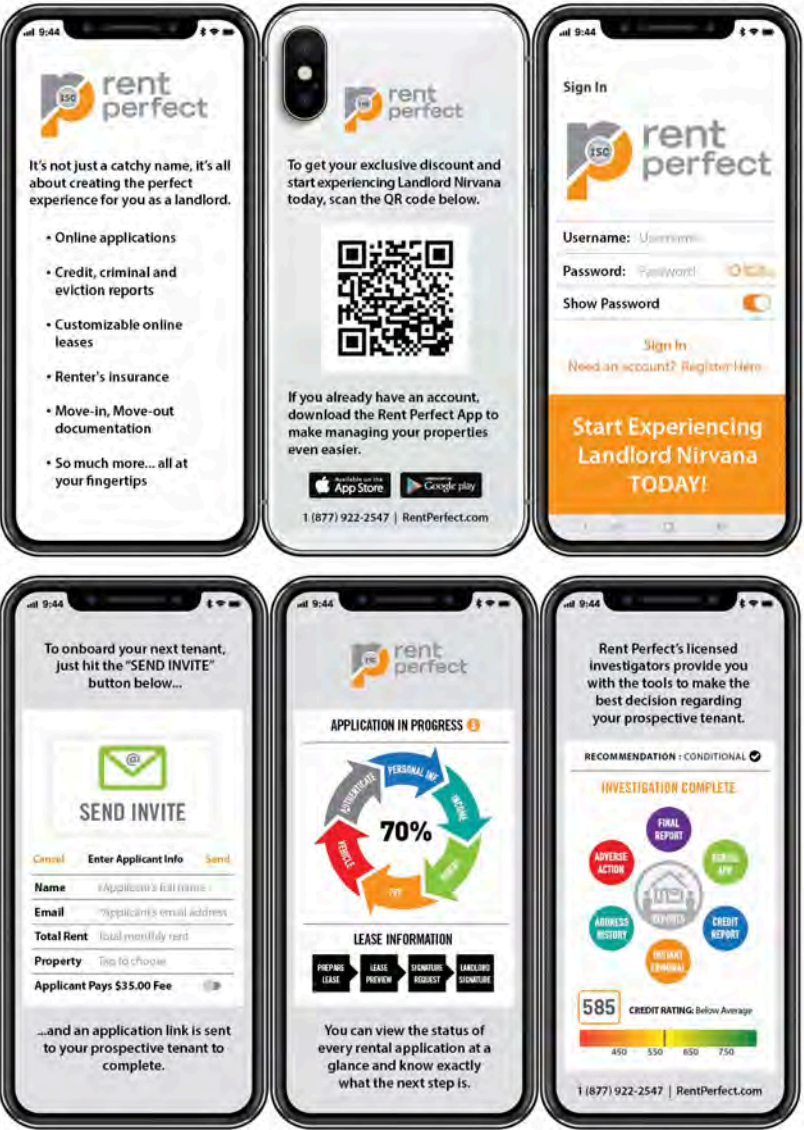
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Rent from the world's largest toolbox

Project Calculator
We'll crunch the numbers for you



Your Perfect Landlord Experience Starts with Approving the Right Tenant!

With Rent Perfect’s smartphone app ([iOS](#) and [Android](#)) you can send application invites to prospective tenants and view credit & background reports all from the convenience of your phone. You simply send an application invite link through Rent Perfect's App to an applicant's email address. Then, the recipient completes an online application on their mobile device or computer, they pay the fee and you get instant access to their credit report with a score and an instant criminal report. From there, Rent Perfect’s Private Investigators search even deeper for eviction records (which are impossible for instant reports to get) and additional criminal records that instant reports are famous for missing.



Once a tenant is approved, you then follow a few simple steps to create a lease agreement to view & sign online and get set up to receive online rent payments. All of this starts with just an email address to the applicant. Imagine onboarding a tenant the right way in just a few hours from application to lease!

Rent Perfect offers the most accurate & thorough credit & background screening available. They make being a landlord simple by making the application and screening process easy as pie. And, the best part? The applicant can even pay for the background fee them self - making it free for you!

Through a special arrangement, members of National REIA receive a discounted 95¢ set up fee!



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