

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



WHAT WE'RE HEARING



Keeping the Lights On: Congress' annual "shut down dance" is about to begin as we roll through August. Interestingly, the U.S. House has already gone on its month-long break with the Senate to follow (soon). You may recall that the government is currently running on a one-year funding resolution (aka CR) that will expire on September 30. Expect acrimony and gnashing of teeth next month and hyperbole by basketful while they're home in their districts.

Back Pay: The U.S. Court of Appeals for the Federal Circuit recently ruled that landlords are due compensation and have a right to pursue compensation claims for losses suffered during the U.S. Centers for Disease Control & Prevention's eviction ban moratorium during the COVID-19 pandemic. Learn more about it [by clicking here](#).

Squeezing Section 8: The Trump administration has proposed a \$27 billion cut in federal programs that provide rental assistance to low-income individuals. This cut would be part of a 44% cut to HUD's budget as part of the President's plan to reduce the size & scope of government spending. Stay tuned.



WHAT WE'RE TOUCHING



Homeownership Access: Our folks have had some productive discussions in Washington about reintroducing the Affordable Homeownership Access Act (from the last Congress). The bipartisan bill seeks to provide working families with another access point to the home buying process by providing 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. We are working with the bill's sponsors and are looking forward to its reintroduction in September. [Learn more by clicking here](#).

Regulation Spotlight: A new bipartisan bill (with sponsors in both the U.S. House & Senate) called the Identifying Regulatory Barriers to Housing Supply Act, will draw attention to many barriers on housing development and work to address the nation's housing affordability crisis. The legislation encourages localities to address outdated and burdensome zoning, permitting and building regulations. We're going to keep a close eye on this legislation as it finds its way through Congress.



WHAT WE'RE SEEING



Big & Beautiful: The One Big Beautiful bill was signed, sealed and delivered to the desk of President Trump in feats of strength rarely seen in Washington. If your head is still spinning, it's ok. Not only were the tax cuts from the 2017 TCJA made permanent but also a slew of other provisions including making Opportunity Zones permanent, codifying & indexing the Estate and Gift Tax threshold, and many, many other changes that affect small business. Both the [National Association of Realtors](#) and the [Tax Foundation](#) have good analyses of the bill.

Sales Tax Holidays: The back-to-school sales and sales tax holidays are hitting local communities and subsequently the pocketbooks of shoppers. [Click here](#) to see which states are participating.



WHAT WE'RE SAYING



Meet-n-Greet: While this year is an “off year” for Congressional elections, there are still many other influential folks on the ballot across the nation. Now is a great time to invite local mayors, commissioners, council members and even building officials to speak to your groups. As you know local REIAs are much more exciting than most groups tend to be. Having these folks at your meetings not only helps build & maintain relationships, it also helps tear down misconceptions that we're all a bunch of greedy house flippers and landlords. Remember, today's council member or township trustee could be next year's Congressman.



THE SMELL TEST



Drip Drip Drop: HUD Secretary Scott Turner recently took reporters on a tour of the current HUD HQ building in Washington D.C., which [as we saw a couple months](#) ago has over \$500 million in deferred maintenance. During the tour, Turner showed reporters how failing (and apparently falling) roof tiles are causing massive water damage inside the building. No word on exactly when they will be moving to their new digs over in Virginia, but it certainly sounds like it can't come soon enough. HUD says in addition to saving on the costs of all that deferred maintenance, relocation will also save taxpayers around \$56 million in annual rent and operations expenditures. The old building will reportedly be sold as part of Administration's real estate disposition plan. Any takers on this fixer-upper???

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