

AGENDA



**NATIONAL ASSOCIATION OF REALTORS®
2020 REALTORS® LEGISLATIVE MEETINGS**

FEDERAL TAXATION COMMITTEE

May 7, 2020 at 11:00 am CT

CHAIR: Dennis Badagliacco (CA)

VICE CHAIR: Nick Manis (NJ)

COMMITTEE LIAISON: Nate Johnson (MO)

STAFF EXECUTIVE: Evan Liddiard (DC)

PURPOSE:

To develop policy on all matters of federal taxation affecting real estate; to coordinate with the Business Issues Policy Committee in developing policy on those tax matters that affect the business operations of REALTORS®; and to provide guidance to NAR staff on lobbying strategies and positions.

I. Call to Order: Dennis Badagliacco, Chair and Nick Manis, Vice Chair

A. Welcome and Introductions

B. NAR Ownership [Disclosure and Conflict of Interest Policy](#).

C. NAR Presidential RPAC Challenge

II. Approval of Previous [Meeting's Minutes](#): Dennis Badagliacco

III. Introduction of Agenda for Today: Dennis Badagliacco

IV. Latest Developments in Tax Legislation and Regulations: Evan Liddiard

V. Outlook for Further Tax Changes Affecting Real Estate: Evan Liddiard and NAR Lobbyists (Helen Devlin, Joe Harris, Colin Allen, Vijay Yadlapati)

VI. Committee Discussion on Latest Developments and Tax Changes

VII. New Business: Report of the NAR Work Group to Evaluate Tax Incentives for Buying and Owning a Home

Homeownership Tax Credit Policy Recommendation

To support tax policies that provide an incentive to purchase and own a primary residence through a tax credit for households that no longer itemize deductions and thus currently receive no assistance through the federal tax system to become or remain homeowners. Ideally, the tax credit would:

- provide a higher benefit in the first year or years for those purchasing their first home;
- provide a diminishing tax benefit for a limited amount of time, such as ten years, in order to reflect the declining macroeconomic impact of the construction or purchase/sale of a home;
- only be available if the homeowner does not claim the legacy tax incentives of the mortgage interest and real property tax deductions; and
- have limits that are adjusted by geographical realities of the U.S. housing market to reflect that homes of median size and value in higher-cost areas of the nation are appraised at several times the amount of such homes in lower-cost areas. A "one-size fits all" approach is unfair and discriminatory and no longer serves the needs of most Americans.

VIII. Explanation of Policy Motion from Work Group: Dennis Badagliacco

Rationale: Our tax system currently provides a meaningful incentive for the purchase and ownership of a home for only about one of ten American households, down from one in three just a few years ago. Yet the institution of homeownership epitomizes the American dream for success and a better future for nearly all. Homeownership supports financial opportunities for households, the strength and growth of communities, and the vitality of the economy. Progress toward the American Dream, however, has been wiped out for tens of millions by serious recessions in the last two decades. Reestablishing homeownership as a national priority in a safe and sound way will help millions of households' secure greater financial stability, strengthen society, and bolster local, state, and national economies.

IX. Committee Discussion on Policy Motion

X. Other Business and Announcements – Nick Manis

XI. Adjournment