

2025 Policy Pulse: NAR's Priority Issues

SURVEY KEY FINDINGS

67% state and local REALTOR® associations have said their top legislative or regulatory priorities in 2025 are:



Availability



Affordability



Zoning reform



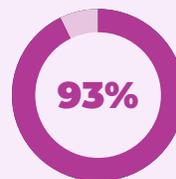
Solutions include zoning reform, shorter permitting times, and tax incentives to encourage new development.

76% of respondents expect their associations to engage in zoning reform efforts in 2025

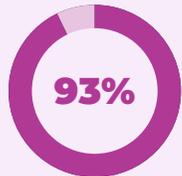
Zoning reform and permitting efficiency are key to increasing housing inventory.



70% of respondents say that state preemption on zoning reform is okay sometimes while most zoning decisions should remain with local governments.



93% of respondents believe shortening permitting times would be effective in increasing housing supply.



93% of respondents state that NIMBYism is the greatest barrier to zoning reform success.



89% support a federal tax incentive to local governments to speed up permitting.

TAX INCENTIVES Are Viewed as Critical to Boost Housing Supply

Most effective tax incentives include:



Federal incentives for faster permit approvals



Tax breaks for home builders to construct starter homes



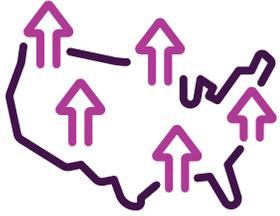
Doubling the capital gains tax exclusion



Incentives for commercial conversions

OVER 60% of respondents expect to engage in rent control issues in 2025

Rent control issues are emerging as significant threats with high concern about rent caps and just-cause eviction policies.



RISING PROPERTY INSURANCE COSTS Are a Nationwide Concern

State and local associations anticipate advocacy efforts to address increasing property insurance premiums in 2025.

Property Taxes and Transfer Taxes Are Major Advocacy Issues



There is widespread opposition to new or increased taxes on property transfers and development.



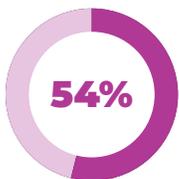
More than half of state associations will focus on reducing property taxes.



79% of respondents identify large institutional investors buying starter homes as a problem with over one-quarter stating that it's a major issue.

Institutional investors pose challenges for first-time buyers purchasing starter homes. Tax incentives to encourage these investors to sell to first-time buyers are more popular than tax disincentives.

CLIMATE AND NATURAL DISASTERS Are Straining Budgets



On average, 54% of respondents report financial stress in government budgets from extreme weather events, requiring advocacy for improved infrastructure and resiliency funding.

