



2025 Sunset Review Handbook

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NAHB Policy Due to Expire June 2025

NAHB Resolutions/Recommendations Subject to NAHB's Sunset Review Process

The Resolutions Committee is implementing NAHB's "Sunset Review" process for policies adopted or reaffirmed in 2021.

The committees and councils with primary oversight of these policies have reviewed this handbook and submitted a list of resolutions that they recommend be extended for another four years or let expire with an explanation.

The list of resolutions/recommendations to be reaffirmed will be finalized by the Resolutions Committee and approved by the NAHB Leadership Council during the Spring Leadership Meeting in Washington, D.C.

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NAHB POLICY DUE TO EXPIRE

CONSTRUCTION, CODES & STANDARDS

2013.10 No. 6 Federal Funding for Fire Safety

Resolved that the National Association of Home Builders urge Congress and the relevant agencies to focus funding and other efforts on educating the public on the proper installation and maintenance of smoke alarms in all U.S. homes rather than advocating for the mandatory installation of residential fire sprinklers.

*(Construction, Codes & Standards Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This resolution is still relevant to the issue of federal funding for fire safety. The United States Fire Administration website contains resources supporting the installation of residential fire sprinklers (as well as smoke alarms), including guidance for communities to advocate against sprinkler mandates.

2013.6 No. 1 International Code Council - cdp ACCESS Remote Voting Program

Resolved that the National Association of Home Builders (NAHB) support the concept of the International Code Council (ICC) cdp ACCESS / Remote Voting Program and support its inclusion as a part of the ICC code development process provided:

1. Appropriate safeguards are established to ensure remote voting will be conducted in a manner that will prevent and prohibit the stacking of votes by individuals or groups;
2. ICC publishes and makes public a current list of the names of all eligible ICC governmental member voting representatives, including primary governmental member voting representatives, prior to any Public Comment Hearing(s);
3. ICC takes appropriate steps to ensure every registered governmental member and his/her voting representative meets the requirements for eligibility to vote as outlined in ICC council policy;
4. The information and testimony provided to all remote voting members by ICC is limited to that which was presented during the on-site Public Comment Hearing(s);
5. The technology used to expand participation to remote locations is secure, validated and will prevent fraud and manipulation of the code development process;
6. The final vote count for each proposal is published within 14 days of the vote and results are sub-categorized by jurisdiction;
7. ICC specifically prohibits any discussion on the ICC website and the remote participant platform regarding any proposed code changes during the remote voting period and proactively monitors and polices these outlets;
8. ICC systematically reviews its existing policies to determine if and how the cdp ACCESS / Remote Voting Program may impact or be impacted by these policies and make any appropriate revisions to address inconsistencies or issues; and

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9. The remote voting process does not limit the ability of organizations to file appeals based on actions that are thought to violate the processes or procedures established under the ICC Council Policies associated with code development.

Further resolved that NAHB continue to support the ICC code development process provided the inclusion of remote voting preserves the integrity and transparency of the current code development process and does not diminish the governmental consensus process that purposely leaves the final determination in the hands of public safety officials who have no vested financial or personal interest in the outcome of proposed code changes.

*(Construction, Codes & Standards Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The resolution is still relevant to NAHB's support of ICC's cdpACCESS process. Remote voting has, for the most part, contributed to NAHB's success in the code development process. Where problems with the ICC process have arisen, our policy has been there to highlight the shortcoming of ICC's process. ICC is working to improve their process.

2013.1 No. 2 Building Information Modeling (BIM)

Resolved that the National Association of Home Builders support the concept of Building Information Modeling (BIM) utilizing the open industry standards for interoperability and collaboration as defined in the National Building Information Modeling Standard - US (NBIMS-US) for voluntary adoption where the market, owner(s), and project(s) can sustain it.

*(Business Management & Information Technology Committee; Construction, Codes & Standards Committee)
(Expiration Date: 2025)*

Recommendation: Sunset. This policy is not relevant. Construction, Codes & Standards does not advocate in forums where BIM is discussed, nor do we participate in development on the NBIMS-US.

2005.1 No. 3 NFPA One- and Two-Family Building Code

Resolved that NAHB urge its members and affiliated home builders associations to oppose the development of the National Fire Protection Agency (NFPA) One-and Two-Family Building Code (OTFBC);

Further resolved that NAHB support, to the extent possible, efforts by its members and affiliated home builders associations to oppose the development of the NFPA OTFBC and the adoption of it in their state and local jurisdictions, and



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Further resolved that NAHB urge NFPA to abandon code development activities related to the NFPA OTFBC and to work with ICC to integrate the other NFPA codes and standards into the ICC family of codes with the goal of achieving a single coordinated set of national model building codes.

(Construction, Codes & Standards Committee)
(Expiration Date: 2025)

Recommendation: Sunset. NFPA no longer appears to be pursuing development of a standalone one- and two-family dwelling building code. NFPA 5000 contains one- and two-family dwelling provisions but other than mandating fire sprinklers and providing a few specific fire safety and egress requirements point to the IRC for construction requirements.

NAHB POLICY DUE TO EXPIRE

ENERGY AND GREEN BUILDING

2021.10 No. 3a Electric Vehicles

Resolved that the National Association of Home Builders (NAHB) only support the voluntary and cost-effective expansion of electric vehicles (EV) use and the voluntary pre-wiring of homes for future EV charger installation;

Further resolved that NAHB urge Congress and the Administration to take a comprehensive approach to encouraging the expansion of EV infrastructure by considering the potential effects of various EV policies on local economies and all housing types;

Further resolved that NAHB urge federal, state and local governments, utilities and the finance, insurance and real estate industries to facilitate the increase in EV use by:

- 1) Assisting in establishing market-driven initiatives to facilitate the transition to EV;
- 2) Ensuring there is a sufficient supply of electricity and infrastructure to meet the demand;
- 3) Creating grant and low interest loan programs, tax credits, rebates or other funding mechanisms or incentives to assist existing homeowners, multifamily operators and existing communities managed by Homeowner Associations or their equivalent to retrofit their homes and communities to use EVs;
- 4) Creating grants, tax credits, rebates or other incentives for homebuilders and community developers who provide EV infrastructure;
- 5) Creating grants, tax credits, rebates insurance discounts, auto loan interest rate reductions or other incentives for consumers and fleet owners to convert to EVs;
- 6) Recognizing the added value of EV charging capability in appraisals; and
- 7) Addressing the impacts of EV infrastructure on housing affordability, especially in low income communities.

Further resolved that NAHB support a federal framework that recognizes local decision making regarding the installation and maintenance of EV infrastructure, and urge state and local governments to encourage/incentivize the installation of community-based EV infrastructure by providing offsets, density bonuses and/or other credits to builders and developers for providing EV infrastructure;

Further resolved that NAHB work with utilities to:

- 1) Create pricing structures that facilitate business interest in increasing the availability of high-powered charging stations, and reward off peak charging;
- 2) Deploy utility networks and private/public partnerships to create the convenient, accessible and affordable fast-charging public infrastructure needed to facilitate widespread adoption of EVs; and
- 3) Continue the transition to more renewable energy generation sources to meet the increased demand for electrical power that EVs will require.

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Further resolved that, recognizing EV investments and expansion plans are in their early stages, NAHB continue to monitor and evaluate the progress of EV acceptance/ adoption and trends in EV infrastructure deployment and update this policy, as needed.

*(Environmental Issues Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Efforts to mandate EV chargers through building codes and standards continue. This policy informs NAHB's position regarding federal, state, and local incentives or mandates on EV adoption, and help position NAHB on this issue when future presidential administrations may revive federal incentives for EVs.

2021.1 No. 3 Electrification of the Housing Sector

Resolved that the National Association Home Builders (NAHB) supports incentive-based, voluntary electrification, and opposes unnecessary and costly mandates, including electrification only mandates;

Further resolved that NAHB only support the voluntary electrification of residential buildings if the entity considering the electrification policy:

1. Preserves consumer choice and considers consumer acceptance of an all-electric home;
2. Ensures that the existing housing stock is addressed; and
3. Develops economic incentives to offset the costs of electrifying buildings through methods such as rebates, tax incentives, favorable mortgage financing terms, utility rate structure, etc.

Further resolved that NAHB urge Congress, State legislatures, and local governments to support the efficient use of fossil fuels;

Further resolved that NAHB urge the development and adoption of property appraisal methods that recognize the attributes of electrified homes and include utility costs in the calculations for mortgage qualification;

Further resolved that NAHB monitor, support and assist the state and local HBAs, when requested, in working with their policymakers to oppose electrification mandates or adopt electrification policies that fit their local needs; and

Further resolved that NAHB commit to educating policymakers, consumers, and the industry (builders, designers, remodelers, realtors, appraisers, and lenders) on the performance and positives and negatives of electrification in order to inform policy decisions and consumer choice.

*(Environmental Issues Committee)
(Expiration Date: 2025)*



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Recommendation: Reaffirm. Establishes NAHB policy concerning federal, state, and local policies concerning mandates or incentives for the electrification of the residential sector. Policy priorities outlined under this policy have been reaffirmed through subsequent Leadership Council actions in 2024 on energy efficiency code requirements in new and existing construction and greenhouse gas emissions.

2017.6 No. 1 Electric Utility Generation

Resolved that the National Association of Home Builders (NAHB) encourage the use of cost-effective lower-polluting electric generation technologies;

Further resolved that NAHB oppose any electric utility deregulation that negatively impacts the affordability of housing;

Further resolved that NAHB support and encourage the use of on-site electrical power generation, including wind and solar power;

Further resolved that NAHB support the development and implementation of residential-scale on-site energy storage systems to help both the individual and the utility company better manage the surpluses and shortages commonly associated with on-site generation of electricity;

Further resolved that NAHB support the removal of unnecessary legal and regulatory barriers that discourage or prohibit the installation of residential-scale individual electricity generating systems that will generate more energy than is needed for that individual residence;

Further resolved that NAHB support state and local associations which participate actively in legislative and regulatory processes concerning increased competition among the electric utilities at their level, and supports the effort to increase competition among electric utilities through deregulation and other means provided that this restructuring:

- a) requires all customers within each host company's service territory to pay an equitable share of transmission charges to cover stranded investment for which rate-payers are obligated;
- b) does not require any residential customer to pay a higher overall rate, including transmission charges for stranded investment, than they paid prior to deregulation;
- c) provides that all classes of customers share in a fair allocation of rate reductions and does not degrade the quality and reliability of new or existing electric services for all customers;
- d) does not cause utilities to abandon cost-effective programs that encourage energy efficiency in new, as well as existing housing;
- e) provides a reasonable time frame for states to implement increased competition;

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Further resolved that NAHB encourage repeal of any corporate structure impediments at the federal level, including repeal of the Public Utility Regulatory Policies Act of 1978 (PURPA).

Further resolved that NAHB encourage Congress, the nuclear power industry and regulators to design and commission safe nuclear-powered electric generation plants;

Further resolved that NAHB encourage the nuclear power industry to expedite the development of a safe and efficient "STANDARD DESIGN" that can be easily replicated for the construction of nuclear-powered electric generation plants which would lead to a streamlined permitting process;

Further resolved that NAHB urge Congress and federal agencies to recognize hydropower generation as a renewable energy resource in all actions taken by those branches of government.

*(Construction, Codes & Standards Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Policy priorities have been reaffirmed through subsequent Leadership Council actions in 2024 on energy efficiency code requirements in new and existing construction and greenhouse gas emissions. This policy provides guidance on how to handle these issues in the code development arena as well as at the federal legislative level.

2017.6 No. 2 Energy Efficiency as a Component of Greenhouse Gas Emission Reduction

Resolved that NAHB seek to limit increases in energy efficiency requirements for residential building codes to changes that are technologically achievable and economically justified;

Further resolved that if Congress considers legislation to reduce emissions of greenhouse gases, NAHB encourage it to implement a balanced and comprehensive plan that fairly apportions the economic impact to all producer/user sources, including existing buildings;

Further resolved that NAHB support efforts to achieve enhanced energy efficiency in residential buildings not limited to the building envelope, and that increases resulting from the use of more energy-efficient mechanical equipment and lighting be included in measuring the increase in overall building efficiency;

Further resolved that NAHB urge the consideration of cost effectiveness and impact on residential construction practices and housing affordability in the development of any code intended or otherwise mandates compliance in order to achieve increased energy efficiency in residential buildings, and performance paths shall continue to be permitted; and

Further resolved that NAHB urge Congress to not permit the Department of Energy to develop a

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federal energy efficiency code for energy efficiency in residential construction or unduly influence the code process.

*(Construction, Codes & Standards Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Policy priorities have been reaffirmed through subsequent Leadership Council actions in 2024 on energy efficiency code requirements in new and existing construction and greenhouse gas emissions.

2017.1 No. 1 Support for Sustainable, Green, Resilient, and High Performance Homes

Resolved that the National Association of Home Builders (NAHB) oppose mandatory above-code sustainability, green building and resiliency requirements;

Further resolved that NAHB support voluntary sustainable, green, and high-performance new home construction and remodeling in lieu of mandates by:

1. Urging the adoption of the National Green Building Standard (NGBS) and related policies and legislation that facilitate and promote voluntary resource efficient and resilient construction, remodeling, and land development; and
2. Providing technical assistance to local and state home builder associations (HBAs) to help advocate against mandates and/or more stringent state or local land development or building/remodeling requirements.

Further resolved that NAHB urge federal, state and local entities considering incentivizing above-code sustainability, green building, or resiliency initiatives to:

1. Adopt the NGBS as either a baseline standard or a qualified option for compliance;
2. Recognize the Certified Green Professional (CGP) and Master Certified Green Professional (MCGP) designations as equivalent to other industry green building designations should the initiative require professional designations;
3. Recognize Home Innovation Research Labs Accredited Verifiers as qualified professionals, should the initiative require project certification;
4. Provide incentives to offset impacts on home construction and purchase prices and preserve the ability of home buyers to qualify for mortgages for homes that are constructed with sustainable, green, and/or resilient features; and
5. Support the use of those products and techniques that result in reasonable paybacks in energy, insurance premium, or other savings to the consumer.

Further resolved that NAHB build on its leadership role as the voice for America's home building industry members who choose to engage in above-code resilient, resource and energy efficient development, design and construction by taking proactive steps, including:

1. Encouraging research on and the use of practical options that make construction more resilient,



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energy efficient, and resource efficient;

2. Advocating for and educating stakeholders to ensure property listings, lending practices and appraisals recognize and factor-in the value of resource efficiency and other sustainable and resilient elements;

3. Providing HBAs, builders, developers, designers and remodelers who choose to build sustainable, green, or resilient homes with varied and extensive educational opportunities, resources, and tools such as cost/benefit analyses and payback/return on investment calculations to effectively integrate resource efficient, sustainable, green, and resilient strategies into their businesses to distinguish their homes and projects within the marketplace.

Further resolved that NAHB actively promote and advocate for the NGBS as the preferred voluntary green building Standard for residential projects; emphasize its value as the only national, consensus-based residential green building third-party certification program for builders to rely on across local and state jurisdictions; and underscore its role as a common sense alternative to other consensus and non-consensus based programs.

Further resolved that NAHB, both independently and through its partners and governmental entities, provide data and information related to resource efficient, sustainable, green, and resilient residential design, building, remodeling, and land development to actively promote and advocate for the NGBS and the CGP and MCGP designations.

*(Environmental Issues Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Establishes NAHB's support for voluntary sustainable, high performance, and resilient residential construction approaches. Urges the federal government, states, and local governments to recognize the National Green Building Standards (NGBS) as the only national, consensus based green building program. The policy priorities under this resolution has been reaffirmed through subsequent Leadership Council actions in 2024 on energy efficiency code requirements in new and existing construction and greenhouse gas emissions.

2013.6 No. 2 Home Energy Labeling

Resolved that the National Association of Home Builders (NAHB) support the voluntary use of energy labels and other efforts to encourage the disclosure of energy information to homeowners and home buyers;

Further resolved that, in an effort to ensure the availability of multiple labeling options that are appropriately comparable, NAHB urge the development or reorganization of existing programs, with industry input, of voluntary uniform labeling guidelines that take into account established energy codes, address liability issues, recognize the greater energy efficiency of newly constructed homes and

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integrate with and complement nationally accepted rating certifications, such as the Home Innovation National Green Building Standard (NGBS) Green Certification Program.

Further resolved, to ensure added value is given to certified energy efficient new homes and remodeled existing homes, NAHB support education of appraisers to better understand energy efficient homes and the value of third party certification.

(Construction, Codes & Standards Committee)
(Expiration Date: 2025)

Recommendation: Reaffirm. Policy priorities have been reaffirmed through subsequent Leadership Council actions in 2024 on energy efficiency code requirements in new and existing construction and greenhouse gas emissions

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ENVIRONMENT

2021.1 No. 2 Water Conservation

Resolved that the National Association of Home Builders (NAHB) support approaches and initiatives that encourage water conservation and efficiency in new and existing structures and properties as long as those programs:

- 1) Are voluntary, not cost-prohibitive and recognize consumer preferences;
- 2) Are sufficiently flexible and include prescriptive options that do not require calculations or design professionals to apply, and include guidelines that can be applied independent of a specific home design;
- 3) Include low-cost options;
- 4) Where applicable, recognize multiple rainwater, greywater and landscaping options; and allow water savings at alternative location(s) to be credited to new homes; and
- 5) Recognize that the degree of concern with water supplies and decisions, varies widely across regions and localities.

Further resolved that NAHB support research on and technical advances in water efficiency and conservation;

Further resolved that NAHB support incentives to facilitate the early adoption of water saving products and practices that can lead to a reduction in construction fees, conservation tax credit programs, and rebates on efficient fixtures and appliances;

Further resolved that NAHB encourage the development and voluntary use of water calculation tools and formulas that account for total water consumption both within the structure(s) and the overall property and include both delivered potable water (via utility and/or private well) and water from precipitation; and

Further resolved that NAHB promote the water efficiency practices in the NGBS as a reference guide for those entities seeking to establish water efficiency programs, and in jurisdictions where water allocations may be limited or restricted on new homes or residential developments, NAHB encourages the development of policies based on Appendix D: Water Rating Index of the ICC 700-2020 National Green Building Standard® (as may be amended, revised or clarified periodically), as a means to predict usage and as a basis for establishing guidelines or rules for allocation of water for housing.

*(Environmental Issues Committee)
(Expiration Date: 2025)*

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Recommendation: Reaffirm. Establishes NAHB’s position on voluntary or mandated water conservation and water efficiency policies adopted by federal agencies, states, and local governments impacting the homebuilding sector.

2013.10 No. 4 Water Quality Trading

Resolved that the National Association of Home Builders (NAHB) support water quality trading as a voluntary, alternative method for home builders and developers to achieve compliance with their permit requirements, assist in meeting environmental goals, and lower the costs of meeting new stormwater/wastewater requirements.

Further resolved that NAHB support state trading programs that:

1. Allow trading between point sources, such as National Pollutant Discharge Elimination System (NPDES) permit-holders, and nonpoint sources, such as agricultural uses, as well as other types of trading.
2. Encompass trading for nitrogen, phosphorus, and sediment credits, collectively or separately, where reductions in such pollutants are mandated.
3. Allow the trade of credits across state and other political boundaries and across water basins, wherever feasible.
4. Allow construction NPDES permit-holders to go beyond their permitted stormwater and wastewater requirements and thus generate credits to sell on the trading market.

*(Environmental Issues Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy outlines NAHB support for water quality trading as a voluntary, alternative compliance program for meeting federal permit requirements under the Clean Water Act’s National Pollutant Discharge Elimination System (NPDES) and other environment goals. The resolution also outlines trading program design parameters that should exist within state water quality trading programs authorized by the U.S. Environmental Protection Agency under the CWA.

2009.1 No. 3 Climate Change Mitigation Strategies

Resolved that NAHB urge Congress, the executive branch and state and local governments to focus efforts on implementing market-driven mechanisms to encourage greater efficiency in the housing industry while preserving housing affordability;

Further resolved that NAHB support reasonable, fairly apportioned and cost-effective climate change mitigation strategies implemented through local, state or regional governmental bodies acting within the scope of their authority;

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Further resolved that any federal climate change mitigation strategy must not create requirements or mechanisms that duplicate, conflict with or are inconsistent with measures enacted by other levels of government;

Further resolved that any federal climate change mitigation strategy must avoid disproportionate penalties on new home construction, and adequately reward energy-efficient residential construction and remodeling practices by fully incorporating them into any proposed system of economic incentives;

Further resolved that NAHB urge the Administration to support measures taken to prevent the misuse of existing environmental laws — such as the Endangered Species Act or the Clean Air Act — to regulate GHG emissions in any mitigation strategy;

Further resolved that NAHB support climate change mitigation proposals that allow for voluntary above-code compliance for energy efficiency and that are:

1. Determined by local or state authorities or climate programs;
2. Based on climate zones and current building codes;
3. Delivering credits to the builders of highly-efficient or green-built homes that result in verifiable reductions in GHG emissions; and
4. Based on sound science and research on land development patterns that are proven to reduce GHGs; and

Further resolved that housing affordability must be considered as part of any plan to reduce GHG emissions from new home construction, and that increases in the cost of housing, as a result of the adoption of climate change mitigation strategies, should also be accompanied by meaningful incentives for such increased costs for energy efficiency and green building.

*(Environmental Issues Committee; Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy identifies NAHB’s core principals related to any federal effort (legislative or regulatory) to address climate change mitigation. This resolution establishes NAHB’s support for voluntary market-driven Climate Change strategies that seek to improve energy efficiency and energy performance of both the new and existing housing stock. The resolution also urges the federal government to recognize energy efficiency improvements by the housing sector under existing state and local governments Climate Change strategies. This resolution also identifies Climate Change control strategy NAHB opposes – such as the use of existing federal authorities under federal environmental laws (e.g., Clean Air Act or Endangered Species Act) to compel reductions in greenhouse gases from the residential

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construction sector. This resolution should be re-affirmed because the Trump Administration has identified several planned deregulatory actions concerning Climate Change mandates under existing federal environmental laws (e.g., Clean Air Act). Meanwhile, several states will continue to impose Climate Change mandates continuing NAHB's need for this NAHB policy will continue to be on the policy horizon.

2001.9 No. 4 Water Supply Planning and Infrastructure Policy

Resolved that NAHB support legislative and regulatory initiatives aimed at developing, implementing and improving local, state, and federal water supply infrastructure projects and water management measures, including but not limited to water storage, water conservation, water recycling, water treatment, water conveyance, desalination, conjunctive use of groundwater and surface water, water transfers and repair and improvement to existing water delivery infrastructure.

*(Environmental Issues Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Calls on NAHB to support legislative or regulatory efforts to provide long term federal funding sources for water supply and storage infrastructure needed to support future residential growth. This continues to be an important issue for our members because an increasing number of areas across the country face the threat of building restrictions due to insufficient water supply infrastructure to support future residential growth.

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GENERAL GOVERNMENT & ECONOMIC POLICY

2017.6 No. 3 Intellectual Property

Resolved that NAHB support efforts before Congress, the Administration, the Courts, and the U.S. Patent and Trademark Office to protect small businesses from low-quality patents and from the legal liability related to the granting of such patents, particularly with respect to the abusive measures taken by non-practicing entities who have purchased patents;

Further resolved that NAHB support similar efforts before Congress, the Administration, the Courts, and the Copyright Office to protect small businesses from copyright holders asserting infringement claims against small businesses with respect to plans that lack originality in design features and elements commonly used or found in residential construction buildings, while at the same time supporting efforts to preserve copyright holders' valid claims of infringement of protectable features and elements of their designs, plans and drawings;

Further resolved that NAHB work with stakeholders, including other construction industry groups, to promote higher quality intellectual property, including improved review procedures during the examination of applications for intellectual property protection; and

Further resolved that NAHB continue to coordinate with the various federal agencies charged with promoting and securing intellectual property rights to help ensure that the requirements for patents, trademarks, and copyrights are properly demonstrated and that intellectual property rights are not secured or claimed for inventions, features and elements in designs or marks that are already in common use in residential construction.

*(Design Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The NAHB Design Committee affirms that the resolution is still relevant to the issue of protecting small businesses from the granting of low-quality patents, particularly those of common design features and elements. NAHB continues to support efforts to promote the granting of high-quality patents and intellectual property.

2017.6 No. 4 Forest Management Practices and Sustainable Lumber Supplies

Resolved that NAHB support responsible efforts before Congress, the Administration, the appropriate federal agencies, and in the Courts, to adopt prudent policies that ensure the public lands remain available as a renewable resource in a healthy and sustainable manner;

Further resolved that NAHB urge Congress to enact legislation to repeal the Roadless Area Conservation Rule;

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Further resolved that NAHB work with stakeholders to promote forest management best practices and the use of sound science, to ensure that the health of the national forests improves and that the forests continue to be available for use as renewable resources; and

Further resolved that NAHB continue to coordinate with the various federal agencies charged with managing and overseeing the national forests to develop and maintain adequate timber sale volumes to meet domestic housing demands and sustainable yield goals.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The issue remains active in NAHB's advocacy portfolio.

2013.6 No. 7 Disaster Relief and Recovery

Resolved that the National Association of Home Builders (NAHB) call on Congress and the administration to continue to focus on ways to improve the nation's readiness and capacity to respond to catastrophic disasters.

Further resolved that NAHB call on Congress, the administration and state and local governments to take proactive steps to facilitate and hasten community recovery and rebuilding efforts, such as:

- Adopting regulatory and legislative measures such as temporary waivers and/or permit streamlining;
- Streamlining, simplifying, and expediting building permit applications and inspections;
- Building their capacity to address increased demand for multiple victims assistance programs such as financial assistance or loans for repair and replacement of housing, rental assistance and other emergency housing funds for displaced and homeless persons; and the rebuilding of businesses; and
- Temporarily waiving federal wage requirements.

Further resolved that NAHB call on the Federal Emergency Management Agency (FEMA) to improve coordination and cooperation among all federal agencies involved in recovery and rebuilding efforts.

Further resolved that NAHB call on Congress and the administration to ensure that sufficient federal disaster funds are authorized and provided expeditiously to affected areas.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy is still relevant as Congress and the Administration look to improve the efficiency of post-disaster recovery efforts.

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2009.10 No. 3 Interior Designer Licensing

Recommends that NAHB support and assist state and local home builders associations in their efforts to oppose legislation that restricts the ability of NAHB members to practice interior design in the normal pursuit of their residential construction and remodeling businesses; and

Further recommends that NAHB support and assist state and local home builders associations in their efforts to oppose legislation that restricts the ability of NAHB members to use the descriptive designation of “Interior Designer” or to advertise “interior design” services in the normal pursuit of their residential construction and remodeling businesses.

*(NAHB Remodelers Board of Trustees)
(Expiration Date: 2025)*

Recommendation: Reaffirm. NAHB Remodelers feels that it is important for NAHB to continue to support state and local home builders' associations with their opposition to any legislation that would restrict the ability of NAHB members to offer or practice interior design services as part of their business pursuits.

2005.9 No. 4A Comprehensive Reform of Immigration Laws

Resolved that NAHB urge Congress to make comprehensive reforms to the nation’s immigration laws,

Further resolved that NAHB opposes illegal immigration,

Further resolved that NAHB urge Congress to create a new visa system whereby more immigrants can legally enter the residential construction workforce each year and be put on the path to temporary or permanent legal residency or citizenship,

Further resolved that NAHB support efforts by Congress to address the concerns created by the growing illegal immigrant population, and support efforts to create a system whereby they can achieve temporary or permanent legal residency or citizenship, and

Further resolved that NAHB urge Congress and the Administration to promptly pursue changes in the criteria for a flexible visa classification that will address the needs of the construction industry for a labor supply sufficient to meet the nation’s housing needs.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. NAHB is currently engaged with Republican offices to pursue immigration policy priorities that reflect both economic and national security interests.

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Securing our borders and upholding the rule of law must go hand-in-hand with creating legal pathways that allow immigrants to contribute to the residential construction workforce.

2005.4 No. 16 Supporting America's Veterans

Resolved that NAHB will work closely with the Department of Veterans Affairs in an effort to assist veterans in obtaining gainful employment and to realize the American dream of homeownership.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy remains an active issue for NAHB. NAHB supports efforts to locate housing for America's veterans. This issue routinely comes up in the context of broad housing finance reform.

2005.1 No. 7 Making Eco-Terrorism a Crime

Resolved that NAHB support legislative efforts by Congress and the individual states that would give federal and state authorities the necessary tools to investigate and prosecute acts of eco-terrorism (environmental terrorism) directed against home builders and the home building industry; and

Further resolved that if insurers seek to restrict or eliminate coverage for acts of domestic terrorism, that NAHB urge Congress to require insurers to provide coverage for acts of domestic terrorism and back stop against insured losses from such acts.

*(State & Local Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The policy resolution remains an active issue for NAHB.

1989.5 No. 30 Housing Data

Resolved that the federal government maintain and improve the scope and quality of data related to housing and housing finance that it collects and disseminates.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Continued work is needed in this area. Data is being used by increasingly by government agencies to drive policy decisions. NAHB should continue communicating on a regular basis with federal statistical agencies, and with Congressional Committees with oversight responsibilities for the agencies, on these and other housing data issues.

NAHB POLICY DUE TO EXPIRE

1989.1 No. 8 Interest Rates and Monetary Policy

Resolved that NAHB urge the Federal Reserve Board to conduct monetary policy that will produce low and stable interest rates.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. NAHB continues to support a monetary policy of low and stable interest rates. Through letters and meetings with the Federal Reserve Chairman, NAHB continues to urge the Fed to pursue a policy of low interest rates, which provide key supports to the housing market.

NAHB POLICY DUE TO EXPIRE

HOUSING FINANCE

2021.10 No. 2 Housing Choice Vouchers and "Source of Income" Laws

Resolved that NAHB strongly support the Section 8 Housing Choice Voucher Program, which provides essential rental assistance to more than two million low-income households who have few other options for securing affordable housing;

Resolved that NAHB strongly support the Section 8 Housing Choice Voucher (HCV) Program and efforts to reduce regulatory and administrative burdens, increase funding, incent voluntary participation by more housing providers and retain the voluntary participation of property owners who currently rent their units to HCV holders;

Further resolved that NAHB will continue working with Congress and the Administration to improve the HCV Program;

Further resolved that many NAHB members rent their units to HCV families, and NAHB strongly support housing providers' voluntary participation in the HCV Program;

Further resolved that NAHB support the rights of property owners to make decisions, consistent with federal, state and local laws, that are in the best interests of their businesses; and

Further resolved that NAHB strongly oppose any effort to mandate property owners' participation in the HCV program, including "source of income 'discrimination'" laws.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy is still necessary to guide advocacy efforts. The resolution expresses NAHB's strong support for: the HCV program; voluntary landlord participation; and the need for HCV programmatic reforms. The resolution also strongly opposes mandatory HCV participation because there are costs and administrative burdens in the HCV program that housing providers do not encounter when leasing to unassisted renters. Property owners must have the right to make HCV participation decisions that are in the best interests of their properties.

2021.1 No. 4 Accessory Dwelling Unit Financing

Resolved that the National Association of Home Builders (NAHB) work with housing stakeholders and federal, state and local policy makers to explore the development of new funding options for accessory dwelling units (ADUs) and detached ADUs (DADUs);

NAHB POLICY DUE TO EXPIRE

Further resolved that NAHB urge financial institutions and their regulators to advance solutions that would enable borrowers to improve the use of projected rental income for underwriting mortgages for properties containing a legal ADU;

Further resolved that NAHB urge federal, state and local policymakers to focus on developing solutions for meeting community housing finance needs.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. There has been progress on financing for construction of ADUs and use of rental income from ADUs for home buyers and homeowners at FHA, Fannie Mae and Freddie Mac since 2021. However, NAHB should continue to monitor options that would enhance the financing options and use of rental income for ADUs as the use of ADUs to expand the housing supply increases.

2013.10 No. 2 EB-5 Immigrant Investor Program

Resolved that the National Association of Home Builders (NAHB) urge Congress, together with coalition partners and allies, to permanently reauthorize the Immigrant Investor Program (known as EB-5) and to improve EB-5 program requirements that allow for a broad spectrum of real estate investment opportunities allowing our NAHB members more opportunity to participate in the EB-5 program as an alternative to traditional AD&C construction and permanent lending; and

Further resolved that NAHB urge Congress to refrain from program revisions that could hinder development projects in the nation's urban and suburban growth centers by limiting targeted employment area designations.

*(Federal Government Affairs Committee; Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The EB-5 visa remains a valuable tool for alleviating capital issues encountered in housing development. A renewed interest in the program has formed in the Senate where efforts to make the visa a more "homebuilder-friendly" tool are underway. Simultaneously, NAHB will also engage the administration on its proposed "gold card" approach which will unlock greater funding opportunities for housing production.

2013.10 No. 3 Crowd Funding for AD&C Financing

Resolved that the National Association of Home Builders urge the Securities and Exchange Commission to develop crowd funding regulations that allow builders to use crowd funding to obtain acquisition, development and construction (AD&C) financing for real estate, land development and home building ventures and to improve opportunities to provide AD&C financing through other existing regulations.

NAHB POLICY DUE TO EXPIRE

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Sunset. The Securities and Exchange Commission adopted final rules to permit crowdfunding in October 2015, which implemented the requirements of Title III of the JOBS Act. Under the rules, as of May 16, 2016, eligible companies are allowed to raise capital using crowdfunding pursuant to the regulation.

2013.6 No. 8 Ensure Availability of Acquisition, Development and Construction Credit

Resolved that the National Association of Home Builders (NAHB) urge Congress and federal banking regulators to provide support for acquisition, development and construction (AD&C) lending at financial institutions by:

- Emphasizing to banking field examiners that the commercial real estate (CRE) lending thresholds are not to be enforced as definitive lending limits to prevent banks from making loans to home builders;
- Prohibiting banking field examiners from compelling lenders to call or curtail residential AD&C loans in good standing;
- Allowing regulatory flexibility to permit appropriate forbearance and workouts on troubled AD&C loans;
- Ensuring that regulatory capital requirements do not adversely impact AD&C lending by financial institutions, particularly by small community banks; and
- Providing incentives for residential AD&C financing in housing lending investment requirements for financial institutions by allowing credit under the Community Reinvestment Act regulations for AD&C lending.

Further resolved that NAHB urge Congress, regulatory agencies and participants in the housing finance system to facilitate development of nontraditional AD&C capital sources, including a secondary market for housing production loans and potential securitization opportunities.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Availability of AD&C financing has ebbed and flowed since the Great Recession. NAHB's survey on availability of AD&C financing indicated both borrowers and lenders agreed that credit for residential AD&C financing tightened in the fourth quarter of 2024. Although the additional net tightening in the fourth quarter was modest, it marked the twelfth consecutive quarter during which the survey reported net tightening of credit for AD&C. As financing challenges continue to exist for some builders and developers, particularly for home builders and developers who depend on their community banks, NAHB will continue to seek opportunities to advocate for increased industry participation in AD&C financing, including secondary market options.

NAHB POLICY DUE TO EXPIRE

2013.6 No. 9 Support of FHA

Resolved that the National Association of Home Builders (NAHB) reaffirm support for the Federal Housing Administration (FHA), its mission to support liquidity, innovation and continuity in the housing finance markets by providing mortgage insurance backed by the full faith and credit of the U.S. government and its counter cyclical role to promote stability in the housing market;

Further resolved that NAHB support prudent FHA underwriting criteria that considers the availability of FHA-insured mortgages and protections for tax payers;

Further resolved that NAHB support the continued funding of FHA through borrower-paid mortgage insurance premiums and the fiscally responsible operation of FHA in a manner that does not require a federal subsidy;

Further resolved that NAHB support the modernization of FHA to allow the agency to operate more efficiently and effectively and urges Congress to:

- 1) Restructure FHA as an independent government corporation within the U.S. Department of Housing and Urban Development (HUD), separate from the Government National Mortgage Association (Ginnie Mae), that would continue its current mission;
- 2) Maintain oversight over FHA, but provide authorities enabling FHA to have the flexibility to react promptly to changes in market and other conditions;
- 3) Direct that FHA be led by a chief executive officer, appointed by the President, who would report to a presidentially appointed board, chaired by the HUD Secretary;
- 4) Authorize FHA to establish policies with respect to matters involving hiring, compensation, personnel management, and procurement that are free from federal government constraints in order to be operated in a manner more consistent with the best practices found in the private sector; and,
- 5) Allow FHA to retain revenues generated in excess of expenses to be used for mission purposes; and

Further resolved that NAHB urge Congress, that in evaluating proposals for further change in FHA programs, the standard protocol for accurately determining the ultimate outcome of any proposed change on FHA's mission, effectiveness and financial condition should be to:

- 1) Analyze any modifications within the context of other changes that have occurred or may occur both within FHA and in the broader housing finance system, and

NAHB POLICY DUE TO EXPIRE

2) Assess such modifications in terms of the cumulative impact of all components of housing finance system restructuring, including the interplay among housing finance sectors.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The resolution expresses NAHB's broad support for the FHA. The resolution is necessary to guide NAHB's advocacy initiatives as policy deliberations resume about the future of both HUD and FHA. It provides NAHB's vision for FHA as a modernized independent federal agency whose mission is to support liquidity, innovation and continuity in the housing finance markets by providing mortgage insurance backed by the U.S. government. NAHB supports continued funding of FHA through borrower-paid mortgage insurance premiums (MIPs) and prudent, actuarially sound underwriting practices. Further, NAHB supports the important counter cyclical role that FHA plays to promote stability in the housing market.

2013.1 No. 3 Tax Treatment of Securitized AD&C Loans

Resolved that the National Association of Home Builders urge Congress to amend the Internal Revenue Code to provide pass-through treatment for AD&C securities similar to that which exists for real estate mortgage investment conduits (REMICs).

*(Housing Finance Committee; Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This policy change would facilitate pooling of AD&C loans by ensuring the entities facilitating the pooling are not subject to income taxes. It remains an active policy goal.

2005.1 No. 2 Addressing the Adverse Impact of Accounting Standards on Housing Finance System

Resolved that NAHB join with other industry trade associations and individual entities to develop, advocate and implement reforms to clarify accounting standards and take all other steps necessary to remove adverse consequences in current financial accounting standards and reporting requirements.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Sunset. Concerns expressed in the resolution were specific to mark-to-market accounting practices that have now been in place for a number of years. More recently there were concerns about accounting for recognizing credit losses, current expected credit loss (CECL) accounting. These practices also are in effect. Sunsetting this resolution does not preclude the opportunity to introduce a resolution for another accounting concern that could emerge in the future. This resolution can be sunset.

NAHB POLICY DUE TO EXPIRE

1997.5 No. 6A Expansion of Commercial Bank Powers

Resolved that NAHB oppose legislation and regulatory actions that would expand the powers of commercial banks to engage in real estate development and investment other than real estate used in the bank's daily operations.

*(Federal Government Affairs Committee; Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Sunset. This issue has not been a concern or part of serious discussions in more than 20 years. While NAHB remains opposed to banks in real estate development, reaffirming this resolution is not necessary. This resolution can be sunset.

1997.1 No. 12 Preserving a System of Locally Based Depository Institutions

Resolved that NAHB urge Congress to preserve a system of locally-based insured depository institutions to meet consumer (including mortgage) and small business (including housing production and community development) financing needs,

Further resolved that NAHB urge Congress to maintain a unit with housing finance expertise and data collection responsibilities within any streamlined bank regulatory structure,

Further resolved that NAHB urge Congress to revise the Federal Home Loan Bank System's eligibility requirements for System membership and borrowing to improve the System's capacity to provide liquidity support for smaller, locally-based member institutions, and

Further resolved that NAHB oppose legislation on the expansion of non-traditional bank powers unless such legislation provides for the preservation of a system of locally based depository institutions.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Community banks provide a majority of financing for small businesses and NAHB's home builder and developer members rely on their community banks as a source of credit. Since the implementation of Dodd-Frank in 2010 and Basel III bank capital rules beginning in July 2013, there has been concern about the regulatory burden facing small community banks. As some members of Congress have begun to focus on reducing burdens on community banks, consider better tailoring of bank regulations to bank size, support de novo community bank charters, etc. NAHB will continue to advocate for policies that support community banks' efforts to thrive and provide financial services to members of their communities.

NAHB POLICY DUE TO EXPIRE

HOUSING PROGRAMS

2005.4 No. 4 Federal Housing Choice Voucher Program Reform

Resolved that NAHB urge the Department of Housing and Urban Development (HUD) and the Congress to improve and streamline the Section 8 Housing Choice Voucher program through the following key steps and principles:

- 1) Stabilize the Appropriations Process—Annual funding for the Section 8 Housing Choice Voucher program must be reliable and should not be subject to wide swings or to changes in policy that drastically alter how funds are allocated. Tenants should not lose their vouchers due to insufficient funds, and property owners should be able to adjust rents annually to cover reasonable and customary increases in operating costs.
- 2) Maintain Federal Administration of the Program—Administration of the Section 8 Housing Choice Voucher program should remain with HUD, the federal agency charged with responsibility for implementing the nation’s affordable housing policies. It is important to maintain the national policy framework, coordination and oversight to ensure broad-based implementation of best practices and that national policies are carried out and enforced fairly and uniformly.
- 3) Serve Households Most in Need—Changes to the initial income eligibility requirements should be limited to increasing the maximum allowable income for households with special needs and/or households with disabilities from 50 percent to 80 percent of area median income. Given the limited resources available, expansion of program eligibility should be limited to households with the greatest need.
- 4) Protect Households on Fixed Incomes from Losing Assistance—Elderly and disabled households and those with special needs who are living on fixed incomes from sources such as, but not limited to, Social Security, should not be subject to time limits or other restrictions that could cause them to lose their rental assistance. If rental assistance must be limited to a specific time period for other households, the time period should be a reasonable one that does not unduly jeopardize program participants.
- 5) Study Rent Simplification—Subsidies under the voucher program are generally based on tenant’s adjusted household income, or gross income less any exclusions and deductions. It has been determined that the complexity of HUD’s rules for calculating income exclusions and deductions results in significant errors in calculating rent subsidies, costing the federal government billions of dollars. HUD should conduct a formal study on the potential for program savings through rent simplification and on the impact of such changes on tenants before any policy changes are implemented.

NAHB POLICY DUE TO EXPIRE

6) Streamline the Unit Inspection Process—The unit inspection process could be streamlined while maintaining the commitment to ensure that tenants live in decent, safe and quality housing. For properties that use subsidies from more than one program, only one qualified agency should be responsible for unit inspections. Agencies should inspect only a sample of units annually, and tenants should be permitted to move in prior to unit inspections. Newly constructed units should not require inspections for two years.

7) Improve the Fair Market Rent System—The Fair Market Rent (FMR) system for establishing rents should be improved. Changes to the FMRs should serve two purposes: first, to improve the usefulness of the FMRs in implementing the voucher program, as well as other housing programs, by making the rents a better reflection of the cost of housing for qualified families in need; and second, to minimize programmatic instability that might be caused by unexpected, unpredictable or significant changes from one period to the next.

8) Facilitate the Use of Vouchers in Assisted Living Facilities (ALFs)—Due to the difficulty of using vouchers in ALFs, HUD should revise its program rules to facilitate using Section 8 vouchers in ALFs. HUD should set a separate FMR or payment standards for ALFs, or allow an upward adjustment for ALFs. HUD should also consider allowing elderly persons living in ALFs to pay a higher percentage of their income for rent, because they do not have to pay utilities, meals are included in the non-housing portion of the monthly fee and they do not have other typical family expenses such as transportation, car insurance and daycare. HUD should also consider increasing the income cap from 50 percent to 80 percent of area median income (AMI) for elderly households living in ALFs.

Further resolved that NAHB urges HUD to bring together housing industry stakeholders, including Public Housing Authorities (PHAs), to work with HUD to identify specific regulations that can be streamlined, simplified or eliminated; identify areas where PHAs could be provided more flexibility to meet local needs; and assist PHAs in developing plans to streamline their operations.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. NAHB strongly supports the Housing Choice Voucher (HCV) Program, but reforms are necessary to incent more landlord participation and to alleviate costs and administrative burdens specific to housing providers' HCV program participation. Although the Housing Opportunity Through Modernization Act of 2016 (HOTMA) made several changes called for in the policy, public housing agencies are not required to implement some of the most appealing provisions, such as streamlining inspections. This policy will guide NAHB's advocacy as HCV program changes are proposed.

NAHB POLICY DUE TO EXPIRE

1993.5 No. 12 Flexibility in the Use of HUD Community Development Block Grant Funds

Resolved that NAHB urge Congress to amend the Department of Housing and Urban Development's (HUD) Community Development Block Grant program to permit the use of program funds for any housing activity that will benefit low- and moderate-income persons, aid in preventing slums and blight, or meet community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

*(Housing Finance Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. While the extent of eligible activities for CDBG is broad, the funds cannot be used for new construction of permanent residential structures.

NAHB POLICY DUE TO EXPIRE

INSURANCE

2021.10 No. 4 FEMA Risk Rating 2.0

Resolved that the National Association of Home Builders (NAHB) urge the Federal Emergency Management Agency (FEMA) to defer implementation of Risk Rating 2.0 until the rating factors and premium calculation methodology, mitigation credits and other relevant information is fully disclosed to Congress and shared with the public; and

Further resolved that NAHB oppose any long-term extension of the National Flood Insurance Program (NFIP) until FEMA releases the above information.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Risk rating 2.0 continues to cause challenges.

2017.6 No. 7 FEMA's 50 Percent Rule for Substantial Improvement/Damage Repair

Resolved that National Association of Home Builders (NAHB) urge Congress and FEMA, in implementing the 50% Rule, to limit the calculation of project cost to only those structural elements necessary to the structural integrity of the building;

Further resolved that NAHB urge FEMA to:

1. Allow local floodplain managers and others tasked with administering FEMA's 50% Rule to exclude interior finish and utility service equipment costs in calculations supporting implementation of the 50% Rule; and
2. Discourage local jurisdictions from counting multiple projects to trigger the 50% threshold.

*(Construction, Codes & Standards Committee; Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The issue remains an active policy goal within NAHB advocacy efforts. Efforts within the codes and standards arena to extend flood resistant construction requirements to the 500-year floodplain would also expand the number of residential properties subject to substantial improvement/damage upgrades regardless of whether the properties have flood insurance.

NAHB POLICY DUE TO EXPIRE

LABOR

2013.10 No. 9 US Dept of Labor Persuader Regulation

Resolved that the National Association of Home Builders (NAHB) strongly oppose the U.S. Department of Labor's regulations interpreting Section 203 of the Labor-Management Reporting and Disclosure Act and the elimination of the advice exemption.

Further resolved that NAHB urge Congress to strongly oppose any legislation or regulations that limit an employer's ability to communicate with his or her employees regarding labor relations.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The current administration has taken a strong approach to scaling back the regulatory overreach imposed by rulemaking from the previous administration. While the persuader regulation remains consistent with its 2018 version, previously opposed versions of the regulation are drafted into the proposed PRO Act.

2013.6 No. 4 Employment Verification

Resolved that the National Association of Home Builders (NAHB) urge Congress to focus on the direct employer-employee relationship, requiring U.S. employers to remain accountable only for the identity and work authorization status of their direct employees, and oppose any effort to make employers responsible for the verification of other businesses' workers.

Further resolved that NAHB urge Congress to preserve the "knowing" liability standard which all U.S. employers are currently held to, and oppose efforts to lower the liability standard.

Further resolved that NAHB urge Congress to include, in any electronic verification system considered, a strong pre-emption clause, employer safe harbor, and other necessary provisions that will make a mandated program workable for employers, including small businesses.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. In light of ongoing national discussions around immigration enforcement, the desire to mandate enhanced employment verification practices is increasing at the federal, state and local level. It will be critical that NAHB support verification requirements for workers under the direct control of employers, while opposing broad mandates that extend to independent contractors or third-party relationships.

NAHB POLICY DUE TO EXPIRE

2013.6 No. 6 Family Medical Leave

Resolved that the National Association of Home Builders (NAHB) urge Congress to preserve the Family and Medical Leave Act's (FMLA) meaningful 50 employee/small business exemption, and

Further resolved that NAHB urge Congress, the administration, state and local governments to oppose future legislative attempts to make provisions for mandated paid leave and/or expand employee coverage under the FMLA or relevant state or local workplace and employment laws.

*(Federal Government Affairs Committee; State & Local Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. Mandatory paid leave policy remains a subject of discussion at all levels of government. NAHB should remain committed to this resolution to ensure that the needs of both employee and employer are consistent with the circumstances and nature of their business.

2001.6 No. 1 Support for Job Training Tax Credits

Resolved that NAHB support passage of legislation that would provide a federal tax credit to small business employers to offset costs associated with qualified skilled trades training programs, including those operated by nonprofit trade training organizations.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The policy remains an active issue for NAHB. Progress has been made, such as expanding the use of 529 accounts to include expenses associated with trade schools. This should remain an active policy to allow us to continue the push to put the trades on a level playing field with four-year universities.

NAHB POLICY DUE TO EXPIRE

LAND DEVELOPMENT

2021.10 No. 1 NAHB Land Use Policy Statement

Resolved that the National Association of Home Builders (NAHB) urge the ongoing monitoring of all land use and environmental laws, regulations, rules, ordinances, policies, and review and approval procedures policies at all levels of government to ensure:

1. That a clear and compelling need for the regulation exists,
2. That land use regulations serve a reasonable need and complement national housing goals,
3. That standards are technologically feasible, cost effective and attainable,
4. That the benefit of the standards outweighs the cost,
5. That environmental rulings and regulations are predicated on the best scientific facts after peer review,
6. That the property owner's inherent property rights and reasonable use of the land are protected, and

Further resolved that to attain these goals, NAHB urge federal, state, and local governments to take affirmative steps, both now and in the future, to reduce the cost of housing through reform of regulations that directly or indirectly affect land use;

Further resolved that in the case of land owned by the federal government, NAHB should encourage federal, state, and local governments to work collaboratively with federal public land stakeholders to identify land that could be placed into private ownership through a "Federal Lands Bill" process, that protects both public lands and disposes of public lands, where it makes sense;

Resolved that NAHB urge state and local governments to do the following:

1. Review existing development regulations to determine their relevance to questions of health and safety, and amend or eliminate requirements that do not represent a legitimate public purpose in order to reduce land development costs and, ultimately, costs to the consumer,
2. Update land use plans regularly and ensure that implementing regulations also are updated and capital improvement programs developed that clearly link to those plans,
3. Recognize that certainty, stability, and predictability in the development approval process benefits both the public and the private sectors,
4. Show a commitment to implementing adopted plans and regulations and approve developments that comply with those, rather than relying on time-consuming and costly case-by-case reviews and citizen negotiations,
5. Allow for more minor amendments to applications to be handled administratively, and allow for extensions to development approvals and reduced fees based on fluctuating market conditions;
6. Establish streamlined and expedited permitting procedures, including "one stop" permit systems or ombudsmen, time limits on permit reviews and decisions; permit tracking systems that are accessible

NAHB POLICY DUE TO EXPIRE

to applicants, and expedited land use appeals processes,

7. Allow, encourage, and incentivize more innovative developments such as cluster, infill, mixed use, higher density, and transit oriented development by offering procedural and financial incentives such as uses by right, expedited permitting, waived or reduced fees, tax credits, land aggregation, density bonuses, and alternate development standards.

*(Land Development Committee; Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The Land Use Policy Statement promotes cost-effective and streamlined regulations that reduce unnecessary barriers to development, ultimately lowering housing costs. It encourages clear, predictable approval processes, protects private property rights, and supports fair use of eminent domain with just compensation. By urging regular updates to land use plans, faster permitting, and incentives for innovative housing types like infill and transit-oriented development, the policy helps increase housing supply while ensuring regulations serve legitimate public purposes. Thus, it is important to maintain going forward as these remain priorities for our membership.

2005.9 No. 6 Preserving Private Property Rights

Resolved that NAHB support legislation to prevent federal, state and local governments from abusing the power of eminent domain provided by the Fifth Amendment to the U.S. Constitution.

Further resolved that NAHB support the use of eminent domain, with just compensation, when a governmental entity will maintain ownership or control over the property (1) if the development or redevelopment of the property will be used by members of the general public, or (2) if the project addresses infrastructure necessities, like public utilities or roads.

Further resolved that, NAHB support the use of eminent domain, with just compensation, when a private party will maintain ownership or control over the property when the development or redevelopment plan meets the requirements of state slum, blight, contaminated site, nuisance, or however designated.

Further resolved that NAHB seek and support federal legislation that allows property owners expeditious access to federal district court review of property takings cases.

Further resolved that NAHB seek and support federal legislation and regulation that will justly compensate land owners in an expeditious and fair manner for the value of their property, which is taken or deemed unusable temporarily or permanently by federal, state, county, regional, or local government.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

NAHB POLICY DUE TO EXPIRE

Recommendation: Reaffirm. Years removed from the landmark 2005 Kelo v. New London Supreme Court decision, eminent domain abuse remains a concern both for NAHB and Members of Congress.

NAHB POLICY DUE TO EXPIRE

RECOMMENDATION/INTERNAL DIRECTIVES

2021.6 No. 2 NAHB Health Insurance Benefit

NOW, THEREFORE, BE IT RECOMMENDED that the National Association of Home Builders (NAHB) explore the viability of introducing health insurance as a member benefit; and

BE IT FURTHER RECOMMENDED that NAHB engage a task force, committee or other working group that includes health insurance experts and representatives from state and local builders associations to identify potential solutions and present findings to the NAHB's Leadership Council and Board of Directors as soon as practicable.

*(Resolutions Committee)
(Expiration Date: 2025)*

Recommendation: Sunset. These actions have been completed.

2009.5 No. 2 Endorsement of Presidential Tickets by Senior Officers

Recommends that NAHB reaffirm as NAHB practice that the association will not endorse any candidate running on any national presidential party ticket; and

Further recommends that no Senior Officer of the Board of Directors speak on behalf of the association, represent the association or otherwise use the association as a conduit for publicly endorsing any candidate running on any presidential party ticket for as long as he or she serves as a Senior Officer of the Board.

*(Association Planning Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This resolution continues the NAHB practice that neither the Association, nor a Senior Officer on its behalf, endorse any candidate running on any presidential party ticket.

NAHB POLICY DUE TO EXPIRE

TAX

2021.1 No. 1 Federal Funding for Infrastructure

Resolved that the National Association of Home Builders (NAHB) support efforts in Congress to fully and adequately fund the federal Highway Trust Fund, using funding mechanisms that fairly spread the burden amongst all users and vehicle types, and oppose efforts that would target or shift the financial burden onto residential developments;

Further resolved that NAHB call on Congress to:

1. Shift away from the gas tax to a new revenue source only if the gas tax is eliminated;
2. Separate public transportation funding from the Highway Trust Fund to ensure the HTF prioritizes roads and bridges; and
3. Tax vehicles that do not consume motor fuel to ensure all vehicles contribute to the HTF, if the gas tax remains the primary revenue source.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. The Federal Highway Fund is financed through the gas tax. With the growth of electric vehicles along with increased fuel efficiency of modern cars, Congress continues to discuss alternatives to the gas tax. This policy ensures NAHB can engage in this debate to keep taxes low while ensuring sufficient resources to fund our roadways.

2009.5 No. 11 Expanding Investor Market for Low Income Housing Tax Credits

Resolved that NAHB urge Congress to amend the passive loss rules contained in Section 469 of the Internal Revenue Code in order to expand the Low Income Housing Tax Credit investor base to individual investors – including owners of S corporations, LLC's, partnerships and closely-held C corporations.

Further resolved that resolved that NAHB urge Congress to amend the Internal Revenue Code in order to stabilize the corporate investment market, ensure their ability to use housing credits and expand the pool of corporate investors overall.

*(Multifamily Council Board of Trustees)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This remains an active policy goal.

2009.5 No. 12 Providing Affordable Housing for Rural Americans

Resolved that NAHB urge Congress to amend Section 142 of the Internal Revenue Code to establish an income limit calculation for two-earner families based on the higher of the local or national minimum wage rate that will allow them access to housing-credit and tax-exempt bond financed units.

NAHB POLICY DUE TO EXPIRE

*(Multifamily Council Board of Trustees)
(Expiration Date: 2025)*

Recommendation: Reaffirm. As local governments impose higher minimum wage rates to reflect their local costs of living, affordable housing policy should reflect this.

2009.1 No. 4 Exempt Loan Restructuring From Income Taxation

Resolved that NAHB urge Congress to amend Section 108 of the Internal Revenue Code to exempt loan restructuring between lenders and businesses from phantom income taxation.

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. If a lender forgives debt for a business experiencing financial distress, the amount of forgiven debt is subject to income tax, which the business is typically not in a position to pay. Ending this tax remains an active policy goal.

2005.4 No. 8 Modify Income Limits in the LIHTC and Tax-Exempt Bond Programs

Resolved that NAHB urge the Congress to amend Sections 42 and 142 of the Internal Revenue Code to specify that income limits shall be calculated as the greatest of area median, statewide non-metropolitan median or statewide median gross income.

*(Multifamily Council Board of Trustees)
(Expiration Date: 2025)*

Recommendation: Reaffirm. These changes would better reflect the costs of living and appropriate rent structure.

2005.1 No. 8 Exit Tax Relief

Resolved that NAHB support the enactment of legislation that provides a proportional tax benefit (for example, a tax credit) to help alleviate the exit tax liabilities that cannot be paid by cash generated from the sale of affordable housing properties, or the tax liabilities on the return of the original capital investment reduced by previous cash distributions.

*(Multifamily Council Board of Trustees)
(Expiration Date: 2025)*

Recommendation: Reaffirm. This remains an active policy goal and would help facilitate the production of affordable housing.

1997.5 No. 3 Like Kind Exchange -- Section 1031 of Internal Revenue Code

Resolved that the current rules and definitions with regard to like-kind exchanges and Section 1031 of the Internal Revenue Code should be maintained.

NAHB POLICY DUE TO EXPIRE

*(Federal Government Affairs Committee)
(Expiration Date: 2025)*

Recommendation: Reaffirm. 1031s are an important development tool. This remains an active policy goal.