

AROUND THE CAPITALS



Lawmakers in statehouses across the country have introduced and passed bills related to housing attainability. NAHB has tracked the bills, which cover a wide range of housing issues, from exploring the frequency of building code adoption to supporting much-needed starter home legislation. Notably, governors in several states have pledged their support for pro-housing policies and have taken it a step further by allocating funding in their state budget. Here's a summary of some of the housing-related legislation NAHB has tracked so far this year.

Funding Housing Priorities

Virginia's budget this year included \$20 million toward mixed-income housing in the state. Maryland allocated \$205 million for housing and approximately \$123 million toward state revitalization programs. In New York, more than \$500 million was approved for LIHTC, \$200 million was allocated to support the multi-family housing program and \$100 million went toward the disaster rebuilding fund.

Codes Adoption

Other legislative successes this year were code pauses in Connecticut and Rhode Island. In 2025, California enacted a six-year pause on adopting or amending new home building codes. Since then, many democrat-led states, including Hawaii, are introducing similar legislation. NAHB will continue to monitor policy proposals related to code pauses and expects to see them in upcoming legislative cycles.

Permit Review

In the South, Georgia passed SB 447, a bill that reforms the state's permitting laws and establishes a "shot clock" for local building and land-disturbance permits. Under this bill, a local issuing authority will now have 45 days to review an application submission and either approve or deny a land-disturbance permit and then 14 days to make subsequent revisions. Similar legislation passed in Texas in 2019 (SB 1262) and in Florida in 2024 (HB 1021/SB684).

California and Washington have also taken steps to streamline the permitting process by placing limitations on the number of hearings local governments can host for housing-related projects. NAHB's state and local government affairs team developed a model legislation package related to expediting the permit review process for HBAs to use. The package includes sample text, a fact sheet, op-ed, press release and support letter that can be adapted to meet the needs of your state or local jurisdiction. Visit the state and local model legislation page on nahb.org to access the permit review package.

Ballot Measures

On the West Coast, California's Gov. Newsom signed the Veterans and Affordable Housing Bond Act of 2026 for inclusion on the November ballot this year. If approved by voters in the state, the bond will provide around \$11.25 billion for the construction, rehabilitation and preservation of affordable housing, support homeownership programs, and provide funding for a variety of state housing initiatives.

The Massachusetts Supreme Judicial Court ruled that a rent control ballot question cannot appear on this November's ballot because it includes a religious exemption. Voters in the commonwealth will still have the opportunity to vote on a pro-housing ballot measure this fall. The Legalize Starter Homes ballot measure would allow for single-family homes construction on much smaller lots. At least 5,000 square feet of land, 50 feet of frontage on a street and access to water and sewer infrastructure would meet the basic requirements for single-family home construction, a significant departure from what many towns currently require.

Institutional Investors

Institutional investor homeownership legislation in Michigan is headed to the governor's desk for a signature. Several states have introduced legislation; however, none of them progressed as far as Michigan's bill.