

# MODEL LEGISLATION



## A Pro-Housing Policy Tool

Policies related to housing attainability continue to dominate conversations taking place in statehouses across the country. NAHB's State and Local team found more than 25,000 legislative bills related to housing and/or the residential construction industry proposed during legislative sessions this year. Public sentiment is pushing lawmakers in every corner of the country to find a solution to the housing crisis. More than four out of five Americans (82%) agree that housing affordability is a problem in the city or county where they live, according to a survey conducted by the polling firm Morning Consult on behalf of NAHB.

The volume of legislative proposals at the state level is impressive, with many addressing at least one or more aspects of the home building process, such as zoning reform, minimum lot size, natural gas and impact fees, among others. However, not all the proposed bills offer common-sense, pro-housing solutions. Many bills include ineffective policies likely to increase the cost of construction, such as higher impact or development fees, further jeopardizing housing affordability.

HBA leaders across the country are working overtime to stop bad policies before they start. NAHB's state and local team and staff experts this year have accepted dozens of invitations from associations across the country to address members, join meetings with elected officials and key government staff, and listen to your concerns. It's through our informal active listening tour that we've discovered the same set of housing policy solutions being proposed by elected officials in different markets with variations on each amendment, bill or resolution.

To help association leaders navigate these common legislative issues, NAHB's state and local team launched a Model Legislation Working Group comprised of 13 executive officers from across the nation. The 2025 cohort is tasked with identifying, analyzing and drafting model legislation that will have the most significant impact on the industry.

The working group is exploring legislative frameworks on issues such as:

**Protecting builders from construction defect lawsuits**

**Halting the unnecessary increase of impact fees without data or evidence**

**Providing a sales tax exemption on materials purchased for home construction for workforce housing**

**Including zero-interest loans to promote access to housing**

**Adding clarity to common misconceptions between minimum, prevailing or residential wages, and the Davis-Bacon Act**

The Model Legislation Working Group anticipates that the final language will be available for HBAs to use by November 2025. These bills will be packaged with language, a fact sheet, an op-ed and support letters. Each legislative framework may not perfectly align with your market needs. NAHB's state and local and legal teams will continue to be available to provide additional resources and support. Thanks to the hard work and dedication of the Model Legislation Working Group, associations can lay the foundation for productive, pro-housing policy discussions in 2026.

## Save the Date

### 2026 Leadership Meetings

#### **International Builders' Show®**

Feb. 14-19, 2026 | Orlando | Orange County Convention Center

#### **Spring Leadership Meeting & Legislative Conference**

June 9-13, 2026 | Washington, D.C. | Grand Hyatt Washington, D.C.

#### **Fall Leadership Meeting**

Oct. 6-8, 2026 | Detroit | Detroit Marriott at the Renaissance Center and the Huntington Place Convention Center