

# NAHB at Work: Keeping Housing at Forefront of the National Agenda

## NAHB's Advocacy Team Posts Key Wins For Our Members in 2024

In the pivotal 2024 election year, NAHB laid the groundwork to make housing a top priority at all levels of government. Not only was NAHB able to make housing a top-tier issue, we also made progress on key regulatory, codes, workforce development, supply chain, permitting, impact fees and tax issues that will ease the barriers that hinder the construction of new homes and apartments.

### Shining a Spotlight on Housing

NAHB played a leading role to ensure that housing was a critical issue throughout the 2024 election cycle by taking the following actions:

- Launched [a 10-point plan](#) to address the housing affordability crisis;
- Shared [our message with media outlets](#) throughout the country;
- [Testified before Congress](#) on five different occasions;
- [Participated at the Republican and Democratic National Conventions](#); and
- [Endorsed nearly 100 bipartisan pro-housing candidates](#) for Congress.

**PROMOTING OUR MESSAGE**

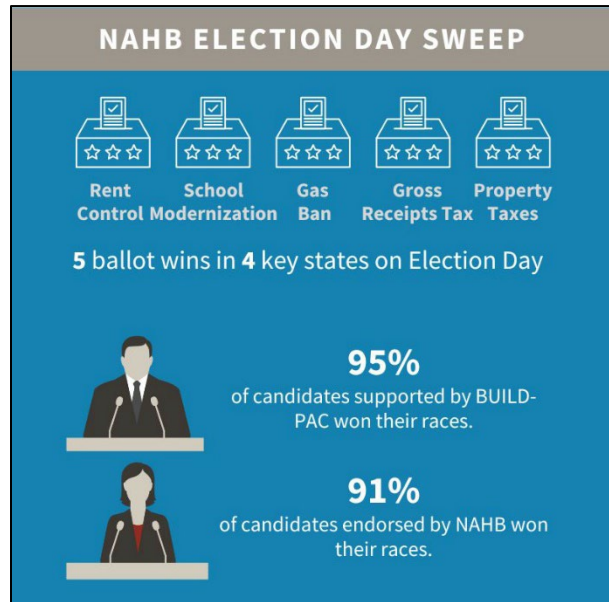
 <b>5 CONGRESSIONAL TESTIMONIES</b> Before House committees Key Issues: Energy Codes - Housing Affordability - WOTUS - & More	 <b>900+ NAHB members</b> held 250 individual meetings with their lawmakers during the 2024 Legislative Conference.
 <b>1,000+ MEDIA MENTIONS ON KEY POLICY ISSUES</b> Key Outlets: The Wall Street Journal - USA Today - Fox Business - NBC News - Newsweek - Politico - CNBC - MarketWatch	

These measures helped position housing as a top election issue. President-elect Donald Trump said: "Government regulations are responsible for more than 25% of the cost of a new single-family home and 40% of the cost of multifamily. We're going to end all of that." And Vice President Kamala Harris repeatedly pledged to work with home builders to construct an additional 3 million new housing units.

## Notable Election Wins

- 95% of the candidates supported by BUILD-PAC won their races on Nov. 5.
- NAHB's voter mobilization effort in Montana helped secure the Senate win for Republican challenger Tim Sheehy, a pro-housing advocate.
- NAHB endorsed 88 candidates and we had a 91% success rate.

## State and Local Ballot Initiatives



NAHB and our state and local HBAs went five-for-five on Election Day on five key ballot initiatives:

- **North Dakota's Measure 4** would have eliminated property taxes and forced the state and local governments to find alternative funding solutions that would increase the cost of building. The North Dakota Association of Builders opposed Measure 4, and it failed.
- **California's Proposition 33** would have brought extreme rent control policies back to California and the measure was defeated.
- **Washington's 2066** ballot initiative, spearheaded by the Building Industry Association of Washington, fought against the state's gas ban. NAHB contributed \$200,000 to support the measure and it passed.
- **Oregon's Measure 118**, which was strongly opposed by NAHB and the Oregon Home Builders Association, called for a gross receipts tax on businesses in the state. The measure was rejected.
- **California's Proposition 2** would have allowed the Golden State to issue a \$10 billion bond to modernize, renovate and repair public school and community college facilities. The California Building Industry Association supported Proposition 2, and it passed.

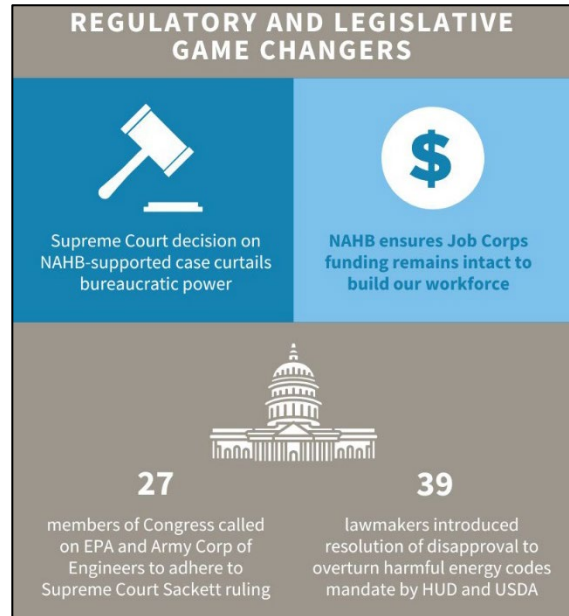
Thanks to NAHB's efforts, our Federation is in a great position as we move into 2025. We will have a seat at the table as policymakers look to ease the housing affordability crisis by removing impediments that prevent builders from increasing the nation's housing supply.

# NAHB Scores Key Legal, Legislative, Regulatory and Codes Victories in 2024

## A Regulatory Game Changer

- The [Supreme Court issued a verdict](#) that will significantly curtail the federal agencies' regulatory power. NAHB filed a friend-of-the court brief in the case.

For home building, this means that every federal agency that builders and developers must deal with — from the U.S. Department of Housing and Urban Development, to the Environmental Protection Agency, the Department of Labor, the Occupational Safety and Health Administration, and more — will have less discretion to impose new regulations that Congress did not clearly authorize.



## Waters of the U.S.

- At NAHB's urging, 27 members of Congress sent a [joint letter](#) to the Environmental Protection Agency and Army Corps of Engineers calling on the agencies to adhere to the Supreme Court's [Sackett ruling](#) pertaining to the definition of "waters of the United States" (WOTUS) under the Clean Water Act. This issue was put on full display when [NAHB testified before Congress](#) on Sept. 11 that the administration's latest WOTUS interpretation further muddied the regulatory process and exacerbated the housing affordability crisis. NAHB also [filed a Freedom of Information Act \(FOIA\) request](#) for records relating to the regulatory definition of WOTUS and threatened a lawsuit when the agencies did not act in a transparent manner.

## Workforce/Labor

- With Congress threatening to eliminate Job Corps, [NAHB played a leading role in not only saving this vital workforce development program, but also ensuring that it is fully funded](#). This was a key ask during the June 12 [NAHB Legislative Conference](#).
- In a key victory for NAHB members, the Eastern District of Texas on Nov. 15 issued a nationwide injunction in a [coalition lawsuit NAHB filed](#) challenging the Department of Labor's (DOL) [2024 Overtime Rule](#). As a result of the ruling, the salary level for determining overtime pay eligibility for salaried employees — categorized as executive, administrative or professional workers — has been lowered to the pre-2024 level of \$35,568. DOL was seeking to raise the overtime threshold to \$55,068 beginning on Jan. 1, 2025, a nearly 55% increase.
- At NAHB's urging, the Senate and House introduced the bipartisan [CONSTRUCTS Act](#), legislation specifically geared to ease the labor shortage in the housing industry by creating a new grant program to fund residential housing construction education and skills training programs at community colleges and career and technical education schools.

## Codes

- NAHB continues to pursue legislative and regulatory solutions to prevent a rule that sets the 2021 International Energy Conservation Code (IECC) as the minimum energy standard for U.S. Department of Housing and Urban Development- and U.S. Department of Agriculture-financed new construction housing.

On June 27, a House panel approved language that would [prevent HUD from using federal funds to implement this rule](#) – which is exactly what NAHB members sought in meetings with their lawmakers during the [Legislative Conference](#). The same day, 39 lawmakers introduced a Congressional Review Act resolution of disapproval (H.J. Res. 170) to allow Congress to overturn this harmful energy codes rule.

- NAHB worked diligently to ensure the [2024 IECC features more flexibility for builders](#). The 2024 IECC will save builders money through more cost-effective insulation requirements. In another cost-saving measure, the electrification-ready provisions were moved to appendices.
- [NAHB and the Rhode Island Builders Association have partnered to use a \\$1.6 million grant](#) from the U.S. Department of Energy to provide energy code training and educational resources to building inspectors, designers, home builders and construction trades professionals in the state. The new state code is based on the 2024 IECC.
- NAHB worked on the ASHRAE 90.1 committee to ensure that insulation and building tightness provisions for multifamily buildings remain cost-effective.
- NAHB played a key role in preventing new requirements in the International Residential Code that would force builders to hire mechanical engineers to design HVAC systems with the new A2L refrigerants for each home.
- NAHB was instrumental in defeating an International Fire Code proposal that would have required fuel gas detection systems be installed in all multifamily buildings.

## Transformers

- The Department of Energy issued a final energy efficiency rule for distribution transformers that explicitly [heeded NAHB's call to ensure that it would not impede the production of badly needed transformers](#).

## Tax Policy

- With the expiration of the Tax Cuts and Jobs Act set for the end of 2025, NAHB is already laying out a strategy to fight for our priorities. NAHB engaged its members through [a series of listening sessions](#) to see which benefits were most important to advocate for in the year ahead.
- In early 2024, the [House approved a tax package](#) that would strengthen the Low-Income Housing Tax Credit, extend the 100% bonus depreciation, expand Section 179 expensing and increase the threshold for information reporting on Forms 1099-NEC and 1099-MISC. The bill did not pass the Senate.

### Permitting Roadblocks

- The House approved [NAHB-supported legislation that would reform and expedite the federal permitting process](#) for home building and development projects.

### Impact Fees

- In a [major win for builders and developers, the Supreme Court ruled that legislation does not protect improper impact fees](#). NAHB and the California Building Industry Association submitted amicus briefs in the case supporting the home owner.

## NAHB Gives More Than \$550,000 to HBAs in 2024

While NAHB successfully kept housing front and center in Washington and moved the ball forward on several important housing initiatives, the association's Intergovernmental Affairs team also achieved great results for our rank-and-file not only through successful ballot initiatives but also by working on major issues that affect our members' bottom lines.

Through its [State and Local Issues Fund](#), which provides financial assistance to HBAs involved in advocacy efforts on issues affecting the affordability of homeownership, NAHB distributed \$411,000 to 19 HBAs in 2024. Similarly, the Legal Action Fund granted more than \$150,000 to help our state and local associations involved in litigation. The funds were used to tackle scores of critical issues affecting our HBAs, including land development, impact fees, zoning, wetlands, gas bans, stormwater, rent control and much more.

## BUILD-PAC Exceeds Funding Goal

[BUILD-PAC, NAHB's political action committee](#), helps elect the most qualified pro-housing, pro-business candidates to Congress. By supporting Democratic and Republican candidates, BUILD-PAC opens doors on Capitol Hill and ensures housing remains a top priority in Washington.

At the end of 2024, BUILD-PAC amassed more than \$3.3 million, surpassing its goal of raising \$3.25 million for pro-housing candidates in this election cycle. Fundraising events were held in 43 states and fundraising goals were exceeded in 22 states.

