



The Real Estate Roundtable Policy Priorities

Executive Summary: May 2025

The Real Estate Roundtable works with national policymakers to ensure that real estate assets meet the needs of people and businesses, serve as a strong source of governmental revenues, facilitate job growth, and provide stable returns for pension and retirement investors.

Tax Policy

RER advocates for tax policies that promote capital formation, reward risk-taking, and bolster investment. As policymakers negotiate a major tax bill, RER is focused on the following objectives:

- **Preserve the Full Deductibility of Business-Related Property Taxes:** State and local property taxes are an unavoidable expense, an inescapable cost of doing business. Eliminating their deductibility would lead to insolvencies and foreclosures, cause self-inflicted injury to the U.S. economy, including unnecessary job losses, and raise rents and prices for working families.
- **Ensure Fair Tax Treatment for Pass-Through Businesses:** Protect the 20 percent deduction for pass-through business income to support job growth, entrepreneurial activity, and the flexibility that makes the U.S. tax system globally competitive.
- **Reward Capital Formation and Investment:** Extend Opportunity Zone tax incentives that support housing and jobs in low-income communities; maintain a reduced tax rate on capital gains and carried interest to promote long-term investment and productive entrepreneurial activity; and create an incentive to encourage converting older, under-utilized commercial buildings to housing.
- **Continue Rational, Economic-Based Taxation of Real Estate:** Avoid tax rules that distort the economics of real estate assets and transactions; preserve the deductibility of business interest and cost recovery rules that reflect actual, useful lives of buildings.

Capital and Credit

RER supports public policy that minimizes regulatory burdens and encourages the availability of credit and the formation of capital while maintaining appropriate systemic safeguards.

- **Encourage Capital Formation and Market Liquidity:** Promote robust capital formation stable credit capacity, and constructive loan restructuring, while avoiding pro-cyclical measures and regulatory overreach that undermine economic growth.
- **Enhance Commercial Insurance Coverage:** Reform and extend the National Flood Insurance Program (NFIP) to help policyholders more effectively manage escalating natural catastrophe risks. Pursue measures to help reduce commercial insurance costs, close coverage gaps and address increased climate volatility.
- **Remove Barriers to Foreign Investment:** Reform national and state-level restrictions that hinder foreign investment by legitimate capital enterprises and law-abiding entities while protecting national security and the integrity of investments in commercial real estate.

Energy

RER advocates for energy policies that promote a robust supply of affordable, reliable energy, and encourage energy efficiency.

- **Promote ENERGY STAR:** Support EPA's landmark voluntary public-private partnership which provides the standard tool used by the commercial real estate industry to benchmark energy use in buildings, quantify energy savings, and report to investors.





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- **Establish Fair and Reasonable Building Performance Standards (BPS):** Urge states and localities establishing “net zero” mandates to consider how their BPS laws impact affordable housing supplies and the grid’s ability to withstand widespread building electrification. BPS laws should also defer to building owners’ cap ex investment plans and allow owners to comply by purchasing emission-free power. Jurisdictions that accept federal grants to create BPS laws should not fine or penalize buildings that meet the EPA’s federal “high performance” criteria.
- **Enhance Grid Capacity and Reliability:** Develop a holistic grid reliability framework supporting “all of the above” new power generation, investments in grid efficiency and storage, streamline permitting for long-distance transmission projects, strengthen building interconnectivity, and support markets for renewable energy certificates (RECs).

Housing, Infrastructure and Cities

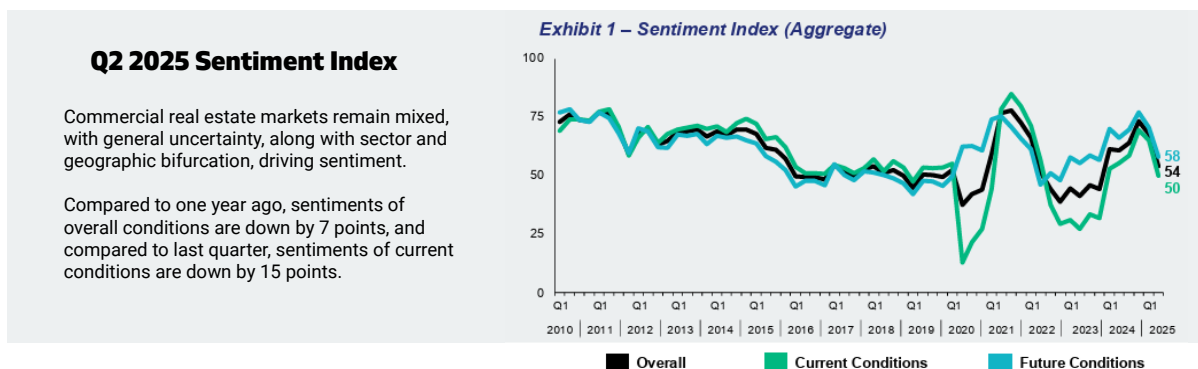
RER supports innovative policy incentives that expand the nation’s housing supply and improve housing affordability.

- **Reform Zoning and Permitting to Address the Housing Shortage:** Encourage federal policies like the *YIMBY Act* that incentivize states and localities to modernize zoning and permitting regulations while expanding low-cost construction financing options to increase housing supply.
- **Expand Affordable Housing Through Tax Incentives and Property Conversions:** Enact an expanded low-income housing tax credit, improve and extend the Opportunity Zones program, and implement the *Revitalizing Downtowns and Main Streets Act* to convert under-utilized properties into affordable housing, creating jobs and sustainable tax revenue.
- **Support Effective Reforms to the GSEs:** Any reforms to the government-sponsored enterprises, Fannie Mae and Freddie Mac, should preserve a well-functioning housing finance system that supports homeownership, expands affordable housing supply, and sustains economic growth.

Homeland Security

RER supports measures to more effectively address terrorism and criminal threats through a multi-faceted approach involving intelligence gathering, law enforcement, community engagement, and information sharing partnerships, with a focus on prevention, disruption and prosecution.

- **Work to Mitigate Risk and Improve Resilience for Cyber and Physical Threats:** Continue support for public-private partnerships through RER’s Homeland Security Task Force and Real Estate Information Sharing and Analysis Center (RE-ISAC) to help manage risks in conjunction with the Cybersecurity and Infrastructure Security Agency (CISA), the FBI, and other intelligence and law enforcement agencies.



NOTE: The Index—a measure of senior executives’ confidence and expectations about the CRE market environment—is scored on a scale of 1 to 100. Any score over 50 is viewed as positive.

