



Key Vote

July 1, 2025

The Honorable Mike Johnson
Speaker
U.S. House of Representatives
Washington, DC 20515

The Honorable Hakeem Jeffries
Democratic Leader
U.S. House of Representatives
Washington, DC 20515

Dear Speaker Johnson and Leader Jeffries:

On behalf of the more than 140,000 members of the National Association of Home Builders (NAHB), I am writing to express strong support for H.R. 1, the One Big Beautiful Bill Act, which will provide small businesses with tax certainty and builds on the success of the Tax Cuts and Jobs Act (TCJA). Because of the importance of this bill to the housing industry, **we are designating passage of H.R. 1 as a KEY VOTE.**

NAHB strongly supports making permanent the current marginal tax rates, the Section 199A deduction, bonus depreciation, and the increased exemption and phase-out for the Alternative Minimum Tax, along with increasing and making permanent the estate tax exemption. The bill provides more confidence for the housing market by preserving many of the pro-housing provisions included in TCJA, including the rules for the mortgage interest deduction. Allowing home owners to deduct mortgage insurance premiums and increasing the limitation on state and local tax deductions will help reduce the ongoing cost of owning a home. NAHB also strongly supports the inclusion of additional resources for the Low-Income Housing Tax Credit.

NAHB appreciates the improvements made to this bill in recent days, particularly by removing the proposed limitation on deductions of pass-through entity taxes, which would have led to tax increases on some home builders and remodelers at a time when the industry is weakening from the effects of high-interest rates and unpredictable building material pricing.

We remain concerned with the early termination of the energy tax credits, particularly the Section 45L New Energy Efficient Home Credit, the Section 25D Residential Clean Energy Credit, and the Section 48E Clean Electricity Investment Credit. NAHB believes the most effective way to promote energy efficiency is through voluntary tax incentives, and the bill lacks sufficient transition time for home builders, home owners, and remodelers who use these tax credits. NAHB does appreciate recent changes to allow third-party leasing arrangements to continue to claim the Section 48E tax credit.

Workforce shortages remain a persistent challenge for the industry, and NAHB supports the goals of the new Workforce Pell grant program in H.R. 1 which will lower the barrier to access for a range of short-term skills training opportunities otherwise ineligible under traditional Pell grants. These grants will prepare students for high-paying, sustainable jobs in the country's most in-demand industries. New and innovative solutions like Workforce Pell are welcomed to help bolster a lagging American workforce.

NAHB supports provisions in H.R. 1 to boost domestic production of timber from federal lands. Lumber and wood products are a significant cost driver in housing affordability, accounting for approximately 15% of the total construction cost for a single-family house. The United States does not produce sufficient lumber to meet the housing industry's demand, requiring costly imports. Increasing domestic lumber production from federal lands represents a win-win for housing affordability and the resilience of our national forest and grasslands.

By passing this bill, our members will be able to invest more resources into multifamily rental construction, land development to build more single-family homes, and new equipment to expand their businesses. We respectfully ask you to support passage of H.R. 1, and again, we have designated a vote in support of passage as a key vote.

Thank you for considering our views.

Sincerely,

A handwritten signature in black ink, appearing to read "Lake A. Coulson". The signature is fluid and cursive, with the first name "Lake" written in a larger, more prominent script than the last name "Coulson".

Lake A. Coulson