|  |  |
| --- | --- |
|

|  |
| --- |
| The end of April marked the completion of the first 100 days of President Trump's second term – as well as the first four months of the 119th Congress. In the midst of all this rapid-fire change, MBA and MAA kept you informed with the latest industry news, policy implications, and updates regarding our policy and advocacy work. As we look ahead, lawmakers' efforts are heavily focused on a major budget "reconciliation package," including significant changes to tax laws, but that has not kept us from engaging on a broad mix of other policy goals. We will continue to actively track and promote key priorities highlighted at MBA's 2025 National Advocacy Conference, including:* Curbing the Abusive Use of Mortgage Credit "Trigger Leads"
* Tax Policies that Protect Real Estate Finance
* Prep for a Responsible Release of Fannie Mae and Freddie Mac from Conservatorship
* VA Home Loan Program Loss Mitigation Tools
* Reduce Regulations and Eliminate Restrictions that Limit Single-Family Housing Supply
 |

 |
|

|  |
| --- |
| Here's a recap of some of MBA's latest advocacy wins, thanks to our advocates:* Issued eight separate MAA Call to Action alerts in support of MBA-supported "Trigger Leads" legislation -- that passed the Senate by unanimous consent during the last Congress.
* Educated Congress about the regulatory/inflationary challenges that have led to a limited supply of affordable housing in markets throughout the country.
* Encouraged and provided technical assistance to key lawmakers regarding the establishment of a partial claim option for VA Home Loan program borrowers facing financial hardship, aiming to provide servicers with viable loss mitigation options, keeping Veterans in their homes, and reducing foreclosures.
* Elevated concerns regarding the adverse impact of the proposed "BASEL III Endgame" rulemaking on capital requirements for banks, emphasizing the potential risks to mortgage affordability — and the need for changes recommended by MBA.
* Sought to advance programs that reduce barriers to homeownership and supported bipartisan housing affordability initiatives.
* Encouraged lawmakers to support the Rural Housing Service Reform Act (S. 2790 and H.R. 6785) and advocated for amendments that would align USDA home loan programs with FHA and VA programs on assumptions and Accessory Dwelling Units (ADUs), increasing accessibility and affordability for rural housing.
* Reinforced that the CFPB must establish clear and consistent standards through notice and comment rulemaking, rather than using enforcement actions, blog posts, or other tools that do not allow for adequate public input.
* Continuing to seek enactment of legislation to establish minimum federal standards to enable nationwide use of Remote Online Notarization (RON) – which passed the U.S. House by voice vote.
* Provided substantive policy and technical assistance to legislators on bills and on letters to regulators.
 |

 |
|

|  |
| --- |
| Following a successful legislative fly-in last month, Representatives John Rose (R-TN) and Ritchie Torres (D-NY) and Senators Bill Hagerty (R-TN) and Jack Reed (D-RI) reintroduced the Homebuyers Privacy Protection Act of 2025 (H.R. 2808 and S. 1467, respectively). Under House Financial Services Committee procedures, the bill has been noticed at a legislative hearing and is eligible to be considered during a markup session later this year.In addition to our broader MAA Call to Action (CTA) with roughly 10,000 messages sent, we are encouraging MAA members whose elected official serves on the House Financial Services Committee to write a letter and share anecdotes about how mortgage credit "trigger leads" have impacted the homebuying process for your customers. When you take action, you automatically join or renew your annual MAA membership.  |

 |