

Coronavirus Relief NAR Advocacy January 2021

NAR.REALTOR/CORONAVIRUS
TEXT COVID19 to 30644

COVID Relief Provisions

Consolidated Appropriations Act 12/27/2020

- Unemployment Assistance
- SBA loans (PPP/EIDL)
- Rental Assistance
- Broadband
- Tax Provisions
- Energy Efficiency

Unemployment Assistance

- ➡ Total Unemployment from 39 weeks 50 weeks ➡
- ➡ Pandemic Unemployment Through Mar 14, 2021
- ➡ Supplemental Federal Benefits of \$300/week
- ➡ Return to Work Reporting Requirements

SBA Loans

- Reopens PPP and EIDL
- Allows for 2nd Loan
- Streamlines forgiveness for PPP loans less than \$150,000
- PPP can be used through September 30, 2021
- 501(c)(6) now eligible for PPP
- PPP tax forgiveness
 - allows deductibility of expenses

Rental Assistance

- \$25 billion total – allocated based on population (at least \$200 million per state)
- Treasury Department
- Housing Providers can apply on behalf of tenants (must have their approval)
- Includes current rent, back rent, utilities and fees
- Money available through Dec 31, 2021
- Extended CDC moratorium through Jan 2021

Other Provisions

- Direct Payments of \$600 per individual
- \$7 billion for expanding broadband access
- Extends deadline for state CARES money

Tax Provisions

- COVID-Related
 - Employee Retention Credit expanded
 - Payroll tax credit extended

Other Tax Provisions

- Mortgage debt forgiveness exclusion extended through 2025
- Corrects rental housing depreciation issue
 - 30-year recovery period instead of 40 years
- Enhances Low-Income Housing Tax Credit (LIHTC)
- Business meals fully deductible for 2021 & 2022
- Mortgage insurance premium deduction extended for one year (through 2021)

Energy Efficient Tax Provisions

- 179D energy improvement deduction for commercial properties made permanent
- The mortgage insurance premium deduction is extended for one year (through 2021).
- The energy efficient homes credit is extended for one year (through 2021).

Other Provisions

- Requires carbon monoxide detectors in all federally-assisted properties
- HUD budget included increased funding for fair housing enforcement that NAR supported
- HUD budget also included an increase in housing counseling which NAR supported
- Funding for water resources projects

What is Next? COVID-related

- Ensure rental assistance working
- More \$\$ for rental assistance
- Limiting foreclosure/impact on credit
- State and local taxes

What's Next – Non-COVID

- Tax Incentives for 1st Time Homebuyers
- Tax Proposals
 - Incentivize Supply
 - Protect 1031 Like-Kind Exchange
- Fair Housing
- Infrastructure
- Access to Credit

<https://www.nar.realtor/political-advocacy/nars-federal-advocacy-responses-to-covid-19>

<https://www.nar.realtor/political-advocacy/coronavirus-advocacy-faqs-re-transactions-independent-contractors-nar-grants>