



STATE GOVERNMENT AFFAIRS PROGRAMS



LEGISLATIVE COMMITTEE



STATE POLITICAL COORDINATORS



NC REALTORS® PAC

2026 LEGISLATIVE ROADMAP

INTRODUCTION

This plan outlines anticipated advocacy activity for the 2026 Legislative Short Session. It identifies issues that your Government Affairs team is proposing to address. Since short session is a continuation of the 2025 session, we will not be adding new items to our 2026 legislative agenda. Our top priority remains advancing Senate Bill 205, while also monitoring and working to stop any harmful legislation that could affect our industry. It is a strategic lobbying decision that reflects our current legislative climate to put our resources behind fewer priorities, while always proactively identifying ways to push additional opportunities.

Any activity in which we are involved will conform to one or more of the NC REALTORS® Legislative Policy Statements adopted by the Legislative Committee. Below you will find our 2026 priority categorized and summarized according to our Legislative Policy Statement.

HOUSING AFFORDABILITY & AVAILABILITY

Housing is a fundamental need for all people. Challenges and barriers need to be eliminated or reduced so that the dream of homeownership is attainable for all. Families also need better policies in place to help preserve family wealth passed to the next generation in the form of real property.

NC REALTORS® Policy

Housing Affordability and Availability

- Supports housing opportunities for all.
- Supports initiatives at the local, state and federal level to remove barriers to the production of new housing supply for all price points.
 - Local zoning classifications that allow for more housing options.
 - Expedited approval and inspection processes.
 - Simplified regulations and reduced fees to save time and cost in development and construction.
 - Development incentives, including increased residential density bonuses.
 - Legislation to allow for simplified rehabilitation of existing buildings.
 - Commercial and residential development incentives for adaptive reuse.
 - Brownfields legislation to reduce landowner liability and promote redevelopment of urban areas.

Objective & Priority:	Continue to work as a coalition to advance SB 205.
Comments:	Legislation that supports more housing at all price points is one of the two priorities approved for the 2025-2026 NCR legislative agenda. Making changes to the PAREA program was the other priority issue this session. Senate Bill 690 was signed into law on July 2.



STATE GOVERNMENT AFFAIRS PROGRAMS



LEGISLATIVE
COMMITTEE



STATE POLITICAL
COORDINATORS



NC REALTORS®
PAC

OPPORTUNITY ISSUES

While all policy initiatives affecting the real estate industry hold significance, effective advocacy demands a strategic and well-planned approach. Timing is a critical factor in advancing legislation, and our lobbying team remains vigilant in identifying windows of opportunity to advance the issues identified below.

When an opportunity issue becomes urgent, our team is prepared to adjust its strategy to respond in an expedited manner. At the same time, defending our industry by blocking harmful legislation remains an essential part of our advocacy work.

Below is a list of issues currently designated as opportunity issues for the 2026 Legislative Short Session. As outlined above, should circumstances change or opportunities arise, NCR's lobbying team will act decisively and advance these issues.

2026 Opportunity Issues

1. Deed/Title Fraud
2. Wholesaler Legislation
3. ABC Permit Changes
4. HOA Changes
5. Workforce Housing Loan Program Funding
6. Uniform Partition of Heirs Property Act

Defending the Real Estate industry

1. Foreign Buyers – Amend language that violates the Fair Housing Act, is an infringement on private property rights, or attempts to hold real estate practitioners responsible for identifying buyers from foreign countries that are adversarial to the US government.
2. Down-zoning changes – Prevent efforts that impede housing availability and affordability by making unnecessary and arbitrary size requirements on new developments.