BAYEAST

GOVERNMENT AFFAIRS / Weekly Report

Government affairs update for the week of August 9, 2026

Capital Gains Exclusion Update

The More Homes on the Market Act, that could increase the capital gains exclusion, took a step closer to becoming reality this week.

According to CNBC, White House National Economic Council Director Kevin Hassett said the Trump administration is considering changes to the capital gains tax on home sales as part of its efforts to address housing affordability. The comments follow years of advocacy by the National Association of REALTORS® (NAR) to increase the capital gains exclusion.

According to NAR, the bipartisan More Homes on the Market Act would double the federal capital gains exclusion on the sale of a primary residence to $500,000 for single filers and $1 million for married couples filing jointly.

According to Congress.gov, this legislation is still in the House Ways and Means Committee, while the Senate version is in the Senate Finance Committee. NAR continues to make increasing the capital gains exclusion a top federal advocacy priority.
How this impacts your business: Increasing the capital gains exclusion could encourage more longtime homeowners to sell, creating additional housing inventory and transaction opportunities.

If you have any questions about Bay East advocacy activities or any government-related real estate issues you want Bay East to research, contact David Stark, Bay East Chief Public Affairs and Communications Officer.
