

LEGISLATIVE UPDATE



"No man's life, liberty, or property
are safe while the legislature is in
session." Mark Twain



The Tax Cuts and Jobs Act (TCJA), enacted in December 2017, was a major tax reform law in the first Trump Administration. It included provisions like corporate tax rate cuts, individual tax rate reductions, changes to itemized deductions, and more. The question of re-authorizing or extending parts of the TCJA is a top priority of the Republican Executive and Legislative branches of the government because many of its provisions are temporary and are set to expire after 2025.

Here are some key aspects currently on the table with regards to the re-authorization or extension of the **TCJA**:

1. **Individual Tax Cuts:** The TCJA's reductions in individual income tax rates are temporary and set to expire after 2025. There's ongoing debate over whether to extend or make these cuts permanent. Some lawmakers argue for permanent tax cuts for individuals, while others believe such tax cuts primarily benefit the wealthy and contribute to income inequality.
2. **State and Local Tax (SALT) Deduction Cap:** One of the most controversial aspects of the TCJA was the \$10,000 cap on state and local tax deductions. This provision has been unpopular, particularly in high-tax states, and there are proposals to either repeal or increase the SALT cap in future legislation. This cap was critical to funding many of the other cuts, and is highly politically charged. Increases are likely, but no ceiling has been stated as yet.
3. **Alternative Minimum Tax (AMT):** The AMT for individuals was modified under the TCJA. There are discussions about whether to permanently eliminate the AMT for individuals or adjust the exemption thresholds which with inflation are rapidly expanding the AMT impact.
4. **Expiring Provisions:** Many provisions of the TCJA, such as the expansion of the standard deduction and the expedited & bonus depreciation, are scheduled to expire after 2025 or reducing at a rapid rate. There's ongoing debate over which of these provisions should be extended or allowed to sunset. National REIA has extolled the value and impact of the depreciation in cost-effectively modernizing America's aging housing infrastructure.
5. **Tax Reform Proposals:** In the context of a re-authorization or extension of the TCJA, lawmakers have proposed various tax reform plans, including ideas to reduce the corporate tax rate further and renew the Opportunity Zones to incentivize re-investment, economic growth, and fiscal responsibility. [The appointment of the former overseer of the OZs to the Secretary of HUD](#) foreshadows the Trump administrations intent to renew this key community revitalization tool.

In short, while the corporate tax cuts are likely to remain permanent, there's a significant focus on the future of individual tax cuts, the SALT cap, and other temporary provisions. Considering the America First emphasis of Congress, Trump stands to renew and expand many parts of the TCJA in the coming year. Watch [RealEstateInvestingToday.com](https://www.RealEstateInvestingToday.com) for updates on this issue.

CTA / BOI: While lawsuits have halted the requirement to comply with the registration of Beneficial Ownership Interests under the Corporate Transparency Act, individuals may still voluntarily sign up. If things change, there will likely be a short 10-14 day window for compliance, even as appeals will seek to re-instate the injunction on the registration mandate. If you haven't registered, please be aware requirements could change rapidly. Watch [RealEstateInvestingToday.com](https://www.RealEstateInvestingToday.com) for updates on this issue.

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Overcoming Setbacks: Getting Your Real Estate Goals Back on Track

Is anyone else ready to ask for a restart of 2025? A do over if you will. I know I could use one this year more than ever! It's early in the year, but if you're already feeling behind on your real estate investment goals, you're not alone. Unforeseen challenges can derail even the most well-laid plans. This year has already presented obstacles for many investors, from extreme weather events affecting property conditions to illness or family responsibilities demanding more time and energy. Even economic uncertainty, projects that are off timelines, or unexpected vacancies can throw off your timeline and progress.

However, setbacks don't mean failure. Here are steps to recalibrate and move forward:

1. **Acknowledge the Setbacks:** Recognize the challenges you've faced without self-blaming. Understanding what caused the delay helps in creating realistic solutions.
2. **Reassess Your Goals:** Review your original objectives. Are they still achievable this year? Adjust timelines if necessary, and break larger goals into smaller, manageable tasks.
3. **Prioritize Key Actions:** Identify the most critical actions that will yield the highest returns. Focus on income-generating activities, such as securing financing, filling vacancies, or completing essential renovations.
4. **Leverage Your Network:** Lean on your connections within National REIA and local REIAs. Seek advice, find potential partners, or discover new opportunities through your network.
5. **Utilize Tools and Resources:** Revisit your business plan, use technology to streamline tasks, and take advantage of National REIA's resources for education, market insights, and support. Join us on our monthly REIA Now calls, check out www.RealEstateInvestingToday.com, and check out the Real Estate Journal.
6. **Maintain Flexibility:** Adapt to changes without losing sight of your overall vision. Flexibility is key to overcoming temporary setbacks.

Additionally, take time to reflect on what has worked well for you in the past. Revisit successful strategies you've implemented before and consider how they can be applied to your current situation. Learning from past successes can provide both confidence and practical solutions as you move forward.

Also, remember that persistence is often the differentiator between success and failure in real estate investing. Consistent effort, even when faced with challenges, builds resilience and momentum. Each small step forward counts, and by staying committed, you can overcome hurdles and achieve your goals.

Remember, setbacks are part of the journey. With focus, adaptability, and the support of your investor community, you can still make 2025 a successful year in real estate investing.



Rebecca McLean
NREIA Executive Director

BENEFITS UPDATE



National REIA
ph 513-827-9563
www.NationalReia.org
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