

# **Housing Tariff Exclusion Act**

Senators Jacky Rosen (D-NV) & Chris Coons (D-DE)

## **THE PROBLEM**

- The United States faces a severe housing shortage, with researchers estimating a national deficit of 3-5 million homes. This shortage has driven housing costs sharply upward for both renters and homeowners. To address the nation's severe housing supply and affordability crisis, we need to build more homes—and fast.
- The Trump Administration has imposed high tariffs on products necessary to build homes. Consumers pay these tariffs through elevated rents and home prices, with tariffs projected to drive up the average cost of building a new home by \$17,500.
- These tariffs are projected to slow housing construction at precisely the moment when we need growth. Tariff-induced cost increases will result in 450,000 fewer homes being built over the next five years, deepening an already critical housing supply shortage.
- The executive branch previously administered tariff exclusion processes to exempt products from tariffs if doing so served the national interest. No such exclusion processes are functioning today.

## **The *Housing Tariff Exclusion Act*...**

- Requires the Secretary of Commerce to establish a process for U.S. businesses to request an exclusion from tariffs for goods used in home construction.
- Includes a list of products commonly used in homebuilding for which the Secretary must exclude tariffs within 15 days of application.
- For all other products used in homebuilding, the Secretary must administer an objective process and exclude tariffs that would increase the cost of homebuilding in the United States.
- Applies to all tariffs implemented since January 19, 2025, except anti-dumping and safeguard tariffs.
- Allows businesses to apply for reimbursement of tariffs paid prior to an exclusion being granted.

*The Housing Tariff Exclusion Act is endorsed by the National Association of Home Builders (NAHB), the National Housing Conference, Up for Growth Action, the National Lumber and Building Material Dealers Association (NLBMDA), Third Way, Local Initiatives Support Corporation (LISC), and the Housing Assistance Council.*

Please direct any questions to [Tyler\\_Goldstein@rosen.senate.gov](mailto:Tyler_Goldstein@rosen.senate.gov) and [Jessica\\_Simmons@coons.senate.gov](mailto:Jessica_Simmons@coons.senate.gov).