

NAR Issue Summaries

Technologies / Broadband Access

NAR Committee:

Federal Technology Policy Committee

What is the fundamental issue?

REALTORS® support a comprehensive national policy to stimulate the deployment of broadband, increase data speeds and reduce broadband prices particularly in underserved communities across the U.S.

I am a real estate professional. What does this mean for my business?

"Broadband," or high-speed internet access, can be provided through cable, telephone wireline, or wireless technologies. While Congress has provided \$78 billion to expand broadband internet since 2020, millions of Americans continue to lack basic connectivity. A national broadband policy will help promote economic growth, create jobs, and expand investment opportunities for all real estate markets and communities across the nation.

NAR Policy:

- Every American should have access to a high-speed, world-class communications infrastructure;
- High-capacity broadband connectivity should be affordable and widely accessible; and
- A variety of options should be considered to encourage quality broadband deployment and adoption including action by the public and private sector.

Opposition Arguments:

Opponents of federal legislation believe that markets can and should determine how best to allocate broadband resources. Others counter that millions of Americans continue to lack basic access to broadband internet service limiting economic growth and opportunities in underserved communities.

Legislative/Regulatory Status/Outlook

Since 2020, Congress and the Administration have taken significant steps to bridge the "digital divide" between those who have access to high-speed internet (broadband) and those who do not. Here are the four major laws:

- The Infrastructure Investment and Jobs Act (Public Law 117-58; Nov. 15, 2021]), which provides \$65 billion for broadband programs at the Federal Communications Commission (FCC), National Telecommunications and Information Administration (NTIA), and U.S. Department of Agriculture (USDA);
- The American Rescue Plan Act of 2021 (P.L. 117-2 March 11, 2021), which provides \$7 billion for broadband programs at the FCC;

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- The Consolidated Appropriations Act, 2021 (P.L. 116-260; Dec. 27, 2020), which provides \$6 billion for broadband programs at the FCC, NTIA, and USDA; and
- The Coronavirus Aid, Relief, and Economic Security (CARES) Act (P.L. 116-136; March 27, 2020), which provides \$100 million for broadband programs at the USDA.

Current Legislation/Regulation (bill number or regulation)

[HR 3557: American Broadband Deployment Act of 2023](#)

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