NAR Issue Summaries

Business / Visa - Seasonal Workers

NAR Committee:

Business Issues Policy Committee

What is the fundamental issue?

Seasonal workers play an important role in maintaining and operating resort properties and other types of real estate developments. They also contribute to the local economy. The H-2B Visa Program allows workers to enter the U.S. on a temporary basis for these kinds of jobs, for example, landscapers, wait staff, lifeguards and ski lift operators.

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

Seasonal workers and the H-2B program have a direct impact on property values in resort and second home communities. If these communities are not well-maintained, and the facility does not operate efficiently and effectively, this will make the community less attractive to buyers and property owners, resulting in loss of property values.

NAR Policy:

NAR supports a robust H-2B program that expands job opportunities for seasonal, overseas workers without taking jobs away from American workers and unnecessarily burdening employers with onerous and cumbersome regulatory requirements.

The H-2B seasonal worker visa program provides a critical pool of temporary seasonal workers that is essential to the successful operation of resort and second home communities. Seasonal workers and the H-2B program have a direct impact on property values in these communities. While there is always the capacity to reform and improve a program to address changing labor market conditions and economic circumstances, the federal government should not make the H-2B program so difficult and onerous to use that no employer wants to use it.

Opposition Arguments:

Critics of the H-2B program claim employers who use the H-2B program exploit and abuse workers from other countries; some of these workers could pose a threat to national security; and the program takes jobs away from American workers. Additional measures to eliminate employer abuses and mitigate other programmatic concerns are needed and warranted.

Legislative/Regulatory Status/Outlook

At the 2019 NAR Annual Conference, new language to the H-2B policy was approved that encouraged

500 New Jersey Avenue, NW
Washington, DC 20001
(800) 874-6500
nar.realtor

employers who use the H-2B program to ensure they are in compliance with all relevant rules and regulations related to the H-2B program.

In 2025, the Trump Administration authorized the release of an additional 67,000 H-2B visas to address the increased need for additional workers to support the country's economy.

NAR is looking forward to working with members of Congress to reformthe H-2B program, help small businesses navigate the H-2B program and make the program more streamlined, transparent and efficient.

Current Legislation/Regulation (bill number or regulation)

No current legislation at this time.

Legislative Contact(s):

Russell Riggs, rriggs@nar.realtor, 202-383-1259

Regulatory Contact(s):

Russell Riggs, rriggs@nar.realtor, 202-383-1259