

NAR Committee:

Federal Technology Policy Committee

What is the fundamental issue?

Millions of homes across the U.S. continue to lack access to high-speed internet, or “broadband,” limiting economic opportunity, community growth, and the dream of homeownership.

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

Broadband is now critical infrastructure, like electricity or water, and a must-have feature for today’s buyers. Homes without it:

- Stay on the market longer
- Sell for less
- Get fewer showings

Broadband also expands the pool of marketable homes by enabling remote work and location flexibility. Without it, entire communities are left behind—not just in housing, but in access to education, healthcare, and opportunity.

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.
- A variety of public and private solutions should be considered to encourage deployment and adoption.

Opposition Arguments:

Opponents of federal legislation argue that markets should determine how broadband is deployed. Others counter that millions of Americans still lack basic access, limiting economic growth and opportunity in underserved communities.

Legislative/Regulatory Status/Outlook

Since COVID-19, Congress has spent billions to expand broadband, but access gaps remain. The current focus is on oversight, targeted funding, and streamlined deployment and accountability.

- Infrastructure: In 2021, Congress created the Broadband Equity, Access, and Deployment (BEAD) program to fund infrastructure directly, rather than subsidize Internet Service Providers. The administration recently updated requirements to make BEAD more technology-neutral, promoting

efficiency, cost-effectiveness, and broader competition.

- **Mapping:** The 2020 Broadband DATA Act improved FCC mapping. A public challenge process and Congressional oversight are helping ensure accuracy and that funds reach truly unserved areas.
- **Affordability:** The Affordable Connectivity Program (ACP), which subsidized broadband for low-income households, expired in 2024. Congress is discussing restoring the program, potentially alongside broader reforms to improve sustainability and accountability.

NAR continues to work with Congress and federal agencies to expand broadband access—while ensuring that funding is spent wisely, cost-effectively, and in ways that maximize impact for communities and the housing market.

Current Legislation/Regulation (bill number or regulation)

[H.R. 1343](#) – Federal Broadband Deployment Tracking Act

[H.R. 1681](#) – Expediting Federal Broadband Deployment Reviews Act

[S. 98](#) – Rural Broadband Protection Act of 2025

[S.323](#) - PLAN for Broadband Act

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