

National Association of Home Builders

September 21, 2026

House Bill Seeks Tariff Relief for Building Materials

NAHB worked with Rep. Nanette Barragán (D-Calif.) on legislation aimed at lowering housing costs by establishing a tariff exemption process for building materials.

The Housing Tariff Exclusion Act (H.R. 10416) would automatically exempt many home building materials from President Trump's current and future tariffs and give importers a process to seek exemptions for additional materials.

"This bill would help relieve tariff-driven cost pressures on building materials, provide businesses with greater certainty and support broader efforts to improve housing affordability," said NAHB Chairman Bill Owens.

With the nation facing a shortage of roughly 1.2 million homes, NAHB continues to urge the administration to exempt building materials from tariffs, which raise construction costs, disrupt supply chains and make it more difficult for builders to price homes.

Key provisions of the Housing Tariff Exclusion Act include:

- Establishing a Commerce Department process for U.S. businesses to request tariff exclusions for home construction goods.
- Requiring fast-track exemptions for commonly used home building products within 15 days of application.
- Providing objective review of other home building products when tariffs would increase U.S. construction costs.
- Covering all tariffs except anti-dumping, countervailing and safeguard tariffs.
- Allowing businesses to seek reimbursement for tariffs paid before an exclusion is granted.

A [companion bill](#) introduced by Sens. Jacky Rosen (D-Nev.) and Chris Coons (D-Del.) is pending in the Senate.

And the companion bill is below:

Senate Bill Would Exclude Building Materials from Tariffs

NAHB worked with Sens. Jacky Rosen (D-Nev.) and Chris Coons (D-Del.) to introduce legislation that would address the housing affordability crisis by creating an exemption process for building materials from tariffs.

The Housing Tariff Exclusion Act would automatically exempt many home building materials from President Trump's current and future tariffs and allow importers to apply for tariff exemptions on home building materials that aren't automatically exempted.

"Roughly 60% of builders have already seen cost increases due to tariffs, which means higher housing costs for American home buyers and renters," said NAHB Chairman Bill Owens. "This bill is an important step forward to create more certainty for American businesses and to address the nation's housing affordability challenges."

With the nation facing a housing shortfall of roughly 1.2 million units, NAHB continues to urge the president to exempt building materials as part of his tariff strategy because they raise construction costs, impede supply chains, and result in market and business uncertainty that make it difficult for builders to price their homes.

The Housing Tariff Exclusion Act contains the following key provisions:

- 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 home building for which the Secretary must exclude tariffs within 15 days of application.
- Stipulates that for all other products used in home building, the Secretary of Commerce must administer an objective process and exclude tariffs that would increase the cost of home building in the United States.
- Applies to all tariffs except anti-dumping and safeguard tariffs.
- Allows businesses to apply for reimbursement of tariffs paid prior to an exclusion being granted.

Sens. Lisa Blunt Rochester (D-Del.), Tim Kaine (D-Va.), Angela Alsobrooks (D-Md.), Martin Heinrich (D-N.M.) and Andy Kim (D-N.J.) are also cosponsoring the bill.