REPUBLICAN
WOMEN'S CAUCUS

The Next-Generation Equity Savings Tool (NEST) Act

The NEST Act, led by Congresswoman Kat Cammack, is a pro-growth solution to restore the promise of homeownership for American families. The legislation creates tax-advantaged savings accounts to help first-time homebuyers save for a down payment and closing costs—empowering individuals to build equity, stability, and long-term financial security.

The Problem

- Rising home prices and interest rates have pushed homeownership out of reach
- First-time buyers struggle to save for large upfront costs like down payments
- Limited savings tools discourage long-term financial planning for homeownership
- Families face increasing barriers to building equity and generational wealth

What the Bill Does

- **Creates Tax-Advantaged Savings Accounts** - Establishes First-Time Homebuyer Savings Accounts to help individuals and families save tax-free
- **Rewards Work, Saving, and Responsibility** - Contributions are deductible, earnings grow tax-free, and qualified withdrawals are tax-free
- **Supports Core Homeownership Costs** - Funds can be used for down payments, closing costs, and related financing expenses
- **Targets First-Time Buyers** - Limits eligibility to individuals who have not owned a home in the past three years
- **Reflects Local Housing Markets** - Caps contributions based on state median home prices to account for regional cost differences
- **Encourages Employer Participation** - Allows employers to contribute tax-free, expanding workplace benefits and accelerating savings
- **Protects Program Integrity** - Applies taxes and penalties to non-qualified withdrawals to ensure responsible use

Why It Matters

Homeownership can provide women and families with greater financial stability, an opportunity to build equity, and a foundation for long-term economic security. By making it easier to save for the upfront costs of purchasing a first home, ***The NEST Act*** rewards work, saving, and responsible financial planning. Rather than creating a new federal housing program, the legislation gives individuals and families a tax-advantaged tool to save their own money and build wealth through homeownership—helping keep the American Dream within reach for the next generation.

Strong families build strong communities and homeownership is central to both. ***The NEST Act*** is a commonsense, market-driven solution that rewards hard work, expands opportunity, and helps more Americans achieve lasting financial security through homeownership.

*For more information about **The NEST Act,** contact Christina Lassiter, Legislative Director for Congresswoman Kat Cammack at (202)225-5477 or christina.lassiter@mail.house.gov.*