

119TH CONGRESS
2D SESSION

H. R. 7584

To amend the Internal Revenue Code of 1986 to allow a credit against tax for qualified multigenerational housing expenses, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 13, 2026

Ms. RIVAS introduced the following bill; which was referred to the Committee on Ways and Means

A BILL

To amend the Internal Revenue Code of 1986 to allow a credit against tax for qualified multigenerational housing expenses, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Multigenerational
5 Family Tax Credit Act of 2026”.

6 **SEC. 2. CREDIT FOR QUALIFIED MULTIGENERATIONAL**
7 **HOUSING EXPENSES.**

8 (a) IN GENERAL.—Subpart A of part IV of sub-
9 chapter A of chapter 1 of the Internal Revenue Code of

1 1986 is amended by inserting after section 25F the fol-
2 lowing new section:

3 **“SEC. 25G. QUALIFIED MULTIGENERATIONAL HOUSING EX-**
4 **PENSES.**

5 “(a) IN GENERAL.—There shall be allowed as a cred-
6 it against the tax imposed by this chapter for the taxable
7 year an amount equal to the aggregate amount of qualified
8 multigenerational housing expenses paid or incurred by
9 the taxpayer during such taxable year.

10 “(b) LIMITATIONS.—

11 “(1) DOLLAR LIMITATION.—The credit allowed
12 under subsection (a) to any taxpayer for any taxable
13 year shall not exceed \$8,000.

14 “(2) LIMITATION BASED ON MODIFIED AD-
15 JUSTED GROSS INCOME.—The amount of the credit
16 allowed under subsection (a) for any taxable year
17 shall be reduced (but not below zero) by \$50 for
18 each \$1,000 (or fraction thereof) by which the tax-
19 payer’s modified adjusted gross income exceeds
20 \$200,000 (\$400,000 in the case of a joint return).
21 For purposes of the preceding sentence, the term
22 ‘modified adjusted gross income’ means adjusted
23 gross income increased by any amount excluded
24 from gross income under section 911, 931, or 933.

1 “(c) QUALIFIED MULTIGENERATIONAL HOUSING
2 EXPENSES.—For purposes of this section—

3 “(1) IN GENERAL.—The term ‘qualified
4 multigenerational housing expenses’ means, with re-
5 spect to any taxpayer, any expenses which are di-
6 rectly related to improving the safety, mobility, or
7 accessibility of the principal residence of the tax-
8 payer for purposes of supporting any qualified re-
9 lative of such taxpayer.

10 “(2) QUALIFIED RELATIVE.—

11 “(A) IN GENERAL.—The term ‘qualified
12 relative’ means, with respect to any taxpayer
13 for any taxable year, an individual—

14 “(i) who bears a relationship de-
15 scribed in subparagraph (B) to such tax-
16 payer or to such taxpayer’s spouse,

17 “(ii) who—

18 “(I) has attained age 65 as of
19 the last day of such taxable year, or

20 “(II) is disabled (within the
21 meaning of section 72(m)(7)), and

22 “(iii) who has the same principal
23 place of abode as such taxpayer for more
24 than one-half of such taxable year.

1 “(B) RELATIONSHIP.—For purposes of
2 subparagraph (A), a relationship described in
3 this subparagraph is a relationship described in
4 subparagraph (B), (C), (D), (F), or (G) of sec-
5 tion 152(d)(2), except that only a father-in-law,
6 mother-in-law, brother-in-law, or sister-in-law
7 shall be taken into account for purposes of sub-
8 paragraph (G) thereof.

9 “(3) PRINCIPAL RESIDENCE.—The term ‘prin-
10 cipal residence’ has the same meaning as when used
11 in section 121.

12 “(d) PORTION OF CREDIT MADE REFUNDABLE.—
13 Fifty percent of so much of the credit allowed under sub-
14 section (a) (determined after application of subsection (b)
15 and without regard to this subsection and section 26(a))
16 shall be treated as a credit allowable under subpart C (and
17 not allowed under subsection (a)).

18 “(e) DENIAL OF DOUBLE BENEFIT.—In the case of
19 any qualified multigenerational housing expenses with re-
20 spect to which credit is allowed under subsection (a)—

21 “(1) no other credit or deduction shall be al-
22 lowed for, or by reason of, any such expense to the
23 extent of the amount of such credit, and

24 “(2) the basis of any property shall be reduced
25 by the amount of such credit to the extent that such

1 expenses were taken into account in determining
2 such basis.

3 “(f) INFLATION ADJUSTMENT.—In the case of any
4 taxable year beginning after 2027, the dollar amount in
5 subsection (b)(1) shall be increased by an amount equal
6 to—

7 “(1) such dollar amount, multiplied by

8 “(2) the cost-of-living adjustment determined
9 under section 1(f)(3) for the calendar year in which
10 the taxable year begins, determined by substituting
11 ‘calendar year 2026’ for ‘calendar year 2016’ in sub-
12 paragraph (A)(ii) thereof.

13 If any increase under the preceding sentence is not a mul-
14 tiple of \$100, such amount shall be rounded to the nearest
15 multiple of \$100.

16 “(g) REGULATIONS.—The Secretary shall issue such
17 regulations or other guidance as may be necessary or ap-
18 propriate to carry out the purposes of this section.”.

19 (b) CONFORMING AMENDMENTS.—

20 (1) Section 1324(b)(2) of title 31, United
21 States Code, is amended by inserting “25G,” after
22 “25A,”.

23 (2) Section 6211(b)(4)(A) of the Internal Rev-
24 enue Code of 1986 is amended by inserting “, 25G
25 by reason of subsection (d) thereof” before “, 32”.

1 (3) The table of sections for subpart A of part
2 IV of subchapter A of chapter 1 of such Code is
3 amended by inserting after the item relating to sec-
4 tion 25F the following new item:

“Sec. 25G. Qualified multigenerational housing expenses.”.

5 (c) EFFECTIVE DATE.—The amendments made by
6 this section shall apply to taxable years beginning after
7 December 31, 2026.

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