

119TH CONGRESS  
2D SESSION

# H. R. 8677

To amend the Internal Revenue Code of 1986 to allow a refundable credit for qualified home acquisition expenses, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

MAY 7, 2026

Mr. BURLISON introduced the following bill; which was referred to the Committee on Ways and Means

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## A BILL

To amend the Internal Revenue Code of 1986 to allow a refundable credit for qualified home acquisition 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 “Make the American  
5 Dream Real Again Act”.

6 **SEC. 2. REFUNDABLE CREDIT FOR QUALIFIED HOME AC-**  
7 **QUISITION EXPENSES.**

8 (a) IN GENERAL.—Subpart C 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 36B the fol-  
2 lowing new section:

3 **“SEC. 36C. QUALIFIED HOME ACQUISITION EXPENSES.**

4 “(a) IN GENERAL.—In the case of an individual who  
5 sells their principal residence to a first-time homebuyer  
6 during a taxable year, there shall be allowed as a credit  
7 against the tax imposed by this subtitle for such taxable  
8 year an amount equal to the lesser of—

9 “(1) the amount paid by the taxpayer for the  
10 qualified home acquisition expenses of such first-  
11 time homebuyer with respect to such principal resi-  
12 dence, or

13 “(2) the amount by which the tax liability of  
14 the taxpayer would decrease if the taxpayer did not  
15 have any gain from the sale of such principal resi-  
16 dence included in the taxpayer’s gross income.

17 “(b) DEFINITIONS.—For purposes of this section—

18 “(1) FIRST-TIME HOMEBUYER.—The term  
19 ‘first-time homebuyer’ means any individual if such  
20 individual (and if married, such individual’s spouse)  
21 had no present ownership interest in a principal resi-  
22 dence during the 2-year period ending on the date  
23 of the sale of the principal residence to which sub-  
24 section (a) applies.

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

4           “(3) QUALIFIED HOME ACQUISITION EX-  
5           PENSES.—The term ‘qualified home acquisition ex-  
6           penses’ means the costs of acquiring a residence, in-  
7           cluding any down payment, inspection costs, and  
8           closing costs.

9           “(c) REGULATIONS.—The Secretary shall issue such  
10          regulations or other guidance as may be necessary to carry  
11          out the purposes of this section.”.

12          (b) CONFORMING AMENDMENTS.—

13                 (1) Section 1324(b)(2) of title 31, United  
14                 States Code, is amended by inserting “36C,” after  
15                 “36B,”.

16                 (2) Section 6211(b)(4)(A) of the Internal Rev-  
17                 enue Code of 1986 is amended by inserting “36C,”  
18                 after “36B,”.

19                 (3) The table of sections for subpart C of part  
20                 IV of subchapter A of chapter 1 of such Code is  
21                 amended by inserting after the item relating to sec-  
22                 tion 36B the following new item:

“Sec. 36C. Qualified home acquisition expenses.”.

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

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