

119TH CONGRESS
2D SESSION

H. R. 9064

To amend the Internal Revenue Code of 1986 to temporarily increase the capital gains exclusion for any qualifying senior who sells a principal residence during a qualifying year, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 29, 2026

Ms. MALLIOTAKIS 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 temporarily increase the capital gains exclusion for any qualifying senior who sells a principal residence during a qualifying year, 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. TEMPORARY INCREASE TO CAPITAL GAINS EX-**
4 **CLUSION FOR SALE OF A PRIMARY RESI-**
5 **DENCE BY A SENIOR.**

6 (a) IN GENERAL.—Section 121(b) of the Internal
7 Revenue Code of 1986 is amended by adding at the end
8 the following new paragraph:

1 “(6) SPECIAL INCREASED EXCLUSION FOR
2 SALES BY CERTAIN SENIORS DURING TAXABLE
3 YEARS 2027 THROUGH 2030.—

4 “(A) IN GENERAL.—In the case of a sale
5 or exchange of a qualifying residence after De-
6 cember 31, 2026, and before January 1,
7 2031—

8 “(i) in the case a qualifying senior
9 who is not married on the date of such sale
10 or exchange, paragraph (1) shall be ap-
11 plied by substituting ‘\$1,000,000’ for
12 ‘\$250,000’,

13 “(ii) the case of married individuals
14 who make a joint return for the taxable
15 year of such sale or exchange, if either
16 spouse is a qualifying senior, paragraphs
17 (2) and (4) shall each be applied by sub-
18 stituting ‘\$1,000,000’ for ‘\$500,000’ each
19 place it appears, and

20 “(iii) in the case of a qualifying senior
21 who is married and makes a separate re-
22 turn for the taxable year of such sale or
23 exchange, paragraph (1) shall be applied
24 by substituting ‘500,000’ for ‘\$250,000.’.

1 “(B) QUALIFYING SENIOR.—For purposes
2 of this paragraph, the term ‘qualifying senior’
3 means an individual who is at least 65 years old
4 on the date of such sale or exchange.

5 “(C) QUALIFYING RESIDENCE.—For pur-
6 poses of this paragraph, the term ‘qualifying
7 residence’ means a principal residence that has
8 been owned by the taxpayer (in the case of a
9 joint return, by either spouse) for at least 25
10 years.”.

11 (b) EFFECTIVE DATE.—The amendment made by
12 this section shall apply to taxable years beginning after
13 December 31, 2026.

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