



# **SB 148 (Castro) Incentivizing Saving for a Home**

Illinois REALTORS®' "Housing Stability & Affordability Initiative" is our latest effort to bring to bear a concentrated and comprehensive plan to address the lack of housing inventory and affordability in Illinois. Our state, like the rest of the country, faces a housing supply crisis. By some estimates, in 2024, our statewide underproduction of new homes exploded to more than 150,000, making Illinois one of, if not the worst state in the country for keeping up with housing needs.

Today, most areas of the state only have one to three months of housing supply on the market. Years of low inventory have driven prices higher and higher – nearly 40 percent in only five years – and increased housing instability across the state. Higher prices have not just increased housing instability, they have made the American Dream of homeownership harder and harder to achieve. Those who have worked relentlessly to save for their first home often find themselves unable to save enough to counter the ever-increasing prices of a home.

Included in our initiative is SB 148 (Sen. Cristina Castro), the "Illinois Home Buyer Savings Accounts Act," which will give homebuyers a leg up when saving for a new home. The legislation quite simply incentivizes and creates a tax advantage for saving for a home, allowing individuals and families to save up to \$25,000 and \$50,000, respectively, to put toward a down payment and closing costs.