

April 13, 2026

The Honorable Tim Scott, Chair  
Senate Banking, Housing &  
Urban Affairs Committee

The Honorable Elizabeth Warren, Ranking Member  
Senate Banking, Housing & Urban Affairs  
Committee

The Honorable Katie Britt, Chair  
Housing, Transportation &  
Community Development Subcommittee

The Honorable Tina Smith, Ranking Member  
Housing, Transportation &  
Community Development Subcommittee

The Honorable C. French Hill, Chair  
House Financial Services Committee

The Honorable Maxine Waters, Ranking Member  
House Financial Services Committee

The Honorable Mike Flood, Chair  
Housing & Insurance Subcommittee

The Honorable Emanuel Cleaver, Ranking Member  
Housing and Insurance Subcommittee

**Re: H.R. 6644 - Definition of “Large Institutional Investor” & Employer Sponsored Relocation Home Sale Programs**

Dear Chair Scott, Ranking Member Warren, Chair Britt, Ranking Member Smith, Chair Hill, Ranking Member Waters, Chair Flood and Ranking Member Cleaver:

As Congress continues efforts to improve housing affordability and seeks to limit the role of large institutional investors, we urge you to ensure that any legislative definition of “large institutional investor,” including in the 21st Century ROAD to Housing Act (H.R. 6644), does not inadvertently capture employer sponsored relocation home sale programs.

Each year, more than half a million workers relocate within the United States or internationally as part of employer-initiated mobility programs. For many employees, selling a home is the single greatest barrier to accepting a new position. To meet business needs and maintain operational continuity, employers—both in the private sector and the federal government—often use relocation home sale programs in which the employer, or a third-party relocation management company, temporarily acquires an employee’s home solely to facilitate a timely move. These transactions are not investments; they are short-term, administrative mechanisms that allow employees to relocate without carrying two mortgages or facing unexpected tax burdens.

Including these temporary, non-investment transactions in the definition of “large institutional investor” would slow the return of homes to the market, impede employee mobility, and undermine economic growth tied to workforce deployment—outcomes clearly at odds with the goals of housing affordability legislation.

We therefore urge the inclusion of a clear statutory exclusion for homes acquired solely through employer-sponsored relocation home sale programs, where an employer or its relocation

service provider temporarily acquires and resells a residence strictly to support an employment related move.

Relocation home sale programs are essential tools that help employers move critical talent where it is needed and help American workers pursue new opportunities. We encourage you to join us in ensuring these programs remain protected and distinct from institutional investment activity.

Sincerely,

**WERC (Worldwide ERC, Inc.), Washington, DC, and the 253 co-signing organizations listed below:**

*Note: Organization list includes 253 organizations in 43 U.S. states, territories and DC that signed onto the letter as of April 13, 2026*

**Membership and Industry Trade Associations:**

<b>Organization Name</b>	<b>Organization City</b>	<b>Organization State</b>
American Trucking Associations' Moving and Storage Conference	Washington	DC
Association of American Railroads	Washington	DC
Corporate Housing Providers Association	Indianapolis	IN
Corporate Relocation Council of Chicago	Chicago	IL
Houston Relocation Professionals	Houston	TX
International Association of Movers (IAM)	Alexandria	VA
New Jersey Relocation Council	Morristown	NJ
New York Council of Relocation Professionals (NYCORP)	New York	NY
North Texas Relocation Professionals	Dallas	TX
Portland Relocation Council	Portland	OR
Relocation Appraisers and Consultants	Junction	TX
Saint Louis Employee Relocation Council	Saint Louis	MO

**Employer Companies:**

<b>Organization Name</b>	<b>Organization City</b>	<b>Organization State</b>
Black & Veatch	Overland Park	KS
BP International Ltd	Houston	TX
FM	Johnston	RI
Iron Mountain	Boston	MA

Kenvue	Summit	NJ
Lamb Weston, Inc.	Eagle	ID
Micron Technology, Inc.	Boise	ID
Norfolk Southern Corporation	Atlanta	GA
Nutrien Ltd.	Loveland	CO
onsemi	Scottsdale	AZ
PSA Airlines, Inc.	Charlotte	NC
The Hershey Company	Hershey	PA
The Travelers Companies, Inc.	Hartford	CT
Tranter, Inc.	Houston	TX
VensureHR	Chandler	AZ
VSP Engineering	North Liberty	IA

**Relocation and Real-Estate-Related Organizations:**

*Note: List arranged by state/territory*

<b>Organization Name</b>	<b>Organization City</b>	<b>Organization State</b>
C. Larry Reynolds Appraisals	Butler	AL
Cope Appraisals	Huntsville	AL
JRHBW Realty, Inc. DBA RealtySouth	Birmingham	AL
Tucker Appraisal, LLC	Birmingham	AL
Coldwell Banker Harris McHaney & Faucette	Rogers	AR
TAM Enterprises, Inc.	Little Rock	AR
Arizona Best Real Estate	Scottsdale	AZ
Bristol Global Mobility	Phoenix	AZ
Century 21 Arizona Foothills	Phoenix	AZ
Fox Relocation Services LLC	Phoenix	AZ
Global Mobility Solutions	Scottsdale	AZ
HomeSmart	Phoenix	AZ
Long Realty Relocation	Tucson	AZ
Russ Lyon Sotheby's International Realty	Scottsdale	AZ
Alexander's	Irvine	CA
Anderson Appraisal Services	San Diego	CA
Burton & Company	Sacramento	CA
Discovery Appraisal Services	Discovery Bay	CA
Express Furniture Rental	Fresno	CA
Fowler Appraisal Service	San Diego	CA
Global Housing Expeditors	San Marcos	CA
Grounded Real Estate	Sacramento	CA
Home Value Experts	Stockton	CA
Kevin Masterson Appraisals	Los Angeles	CA
Key Housing Connections Inc.	Folsom	CA

Los Angeles Luxury Furnished Housing	Los Angeles	CA
Miller/Associates	Rancho Murieta	Ca
MoveCenter	San Mateo	CA
NuCompass Mobility Services, Inc.	Pleasanton	CA
Odyssey Relocation Management	Mission Viejo	CA
OWL Marketplace	San Diego	CA
PRC Relocation & Consulting Services, Inc.	Aliso Viejo	CA
SuiteAmerica	El Dorado Hills	CA
Tavares Appraisals	Fremont	CA
Vanguard Properties, Inc.	San Francisco	CA
Weichert Realtors GlobalPoint	Long Beach	CA
You Handoff LLC	Orinda	CA
Bug Lady Pest Control	Pueblo	CO
Graebel Companies, Inc.	Aurora	CO
Gretchen Blenkarn Appraisals	Denver	CO
Michael Manley Appraisals, LLC	Littleton	CO
Robbins-Marine Property Valuation, Inc.	Littleton	CO
Robert J. Stamp Appraisals	Longmont	CO
WK Real Estate	Boulder	CO
Baillie & Hershman, P.C.	Cheshire	CT
Berkshire Hathaway HomeServices New England, New York and Hudson Valley Properties	Wallingford	CT
Cartus	Danbury	CT
Renee Healion Appraisals	Windham	CT
William Raveis Real Estate	Shelton	CT
XONEX Relocation	New Castle	DE
Benchmark Appraisal Services	Boca Raton	FL
Berkshire Hathaway HomeServices Florida Network Realty	Jacksonville	FL
Berkshire Hathaway HomeServices Florida Realty	Sunrise	FL
CWR Appraisals, LLC	Lakeland	FL
ERA Grizzard Real Estate	Leesburg	FL
Hollis Appraisals, Inc.	Jacksonville	FL
Levin Rinke Realty	Pensacola	FL
Nature Coast Home Appraisals, PLLC	Tarpon Springs	FL
Oasis	Tampa	FL
Peninsula Appraisal Services Inc.	Tamarac	FL
Premier Sotheby's International Realty	Naples	FL
Real Estate Appraisal Associates, Inc.	Tampa	FL
Real Estate Inspections	Punta Gorda	FL
Sterling Lexicon	Jacksonville	FL

Storm Appraisal Services, LLC	Pensacola	FL
ASAP Appraisals, LLC	Warner Robins	GA
Campbell & Brannon, LLC	Atlanta	GA
Compass Relocation Group, LLC	Atlanta	GA
ERA Foster and Bond	Atlanta	GA
InterLink Relocation Resources	Roswell	GA
Pelican Residences	Atlanta	GA
Smith, Cavin and Corbin, LLC	Atlanta	GA
United Corporate Housing	Atlanta	GA
Donaldson Appraisal Services	Ackley	IA
Kirby & Associates	Boise	ID
A.L. Wagner Appraisal Group	Naperville	IL
AECC Mobility - American Escrow & Closing Co.	McHenry	IL
Mary B. Fortune Appraisals	Peoria	IL
Morreale Real Estate Services, Inc.	Glen Ellyn	IL
NRI Relocation, Inc.	Buffalo Grove	IL
Perry Appraisal Service, Inc.	Antioch	IL
RELO Direct, Inc.	Chicago	IL
Residential Property Advisors, Inc	Downers Grove	IL
Robert E Headrick & Assoc., Inc.	Downers Grove	IL
Robert P Grotts Appraisals	Pana, IL	IL
Sirva Worldwide, Inc.	Oak Brook	IL
Carpenter Realtors	Indianapolis	IN
ERA First Advantage Realty, Inc.	Evansville	IN
Lester Inspection Services Inc.	Topeka	KS
Transitions Group, Inc.	Wichita	KS
Viciniti Corporate Housing	Wichita	KS
English Appraisal Services	Louisville	KY
Guardian Title of Kentucky, LLC	Louisville	KY
Adams Appraisal Service	Westlake	LA
Audrey M Hymel Appraisals	Ponchatoula	LA
Doug Cross Appraisal Service, Inc.	Alexandria	LA
Joseph Mier & Associates	Hammond	LA
R.R. Smith Real Estate & Appraisal	Bossier City	LA
The Relocation Center	St. Francisville	LA
Leading Edge Real Estate	Melrose	MA
Short Term Apartment Rental Solutions of Boston	Boston	MA
Harold H. Huggins Realty, Inc.	Burtonsville	MD
Interim Homes	Annapolis	MD
Interim Homes, Inc	Annapolis	MD
Total Real Estate Services, Inc.	Crofton	MD

Aerie Appraisal llc	Traverse City	MI
Benchmark Appraisal, Inc.	Wyoming	MI
Berkshire Hathaway HomeServices Kee Realty	Clinton Township	MI
Boardman Appraisal Associates	Traverse City	MI
DLuxSuites	Detroit	MI
Don Randazzo Inspection Services LLC	Grass Lake	MI
Realist Appraisal Services	Fenton	MI
HomeServices Relocation, LLC	Minneapolis	MN
Plus Relocation	St. Louis Park	MN
Authority Appraisals	St. Louis	MO
STL Appraisals	Wildwood	MO
Vip Corporate Housing	Saint Louis	MO
James K. Greer and Associates, Inc.	Madison	MS
Berkshire Hathaway HomeServices Carolinas Companies	Raleigh	NC
Birch Appraisal Group of NC LLC	Raleigh	NC
Corporate Accommodations	Greensboro	NC
Max Ruppe Appraisals	Fayetteville	NC
McLamb & Associates, Inc	Wilmington	NC
S.P.A. Real Estate	Apex	NC
Stay Furnished	Charlotte	NC
Jim Bain Appraisal Associates Inc.	North Platte	NE
NEI Global Relocation	Omaha	NE
Appraisal Land LLC	Little Falls	NJ
Cornerstone Relocation Group	Basking Ridge	NJ
Fidelity Residential Solutions	Morristown	NJ
Maffeo-Kelly Appraisal Co.	Neptune City	NJ
Vagell Appraisal	Cedar Knolls	NJ
Weichert Workforce Mobility	Parsippany	NJ
ASAP HOME APPRAISALS	Roswell	NM
Brian's Appraisals LLC	Albuquerque	NM
Izeal Stay	Las Vegas	NV
Magee Appraisal Services	Reno	NV
Value Able Appraisals	Las Vegas	NV
Blue Diamond Septic LLC	Selkirk	NY
Brown Harris Stevens Residential Real Estate	New York	NY
Frank G Riess Appraisals Inc.	Wallkill	NY
Furnished Quarters, LLC	New York	NY
Martone & O'Toole Appraisal Co.	Somers	NY
National Property Inspections	Webster	NY
A.S.A.P. Appraisal Group	Alliance	OH

Affiliated Appraisal Group	Mansfield	OH
Berkshire Hathaway HomeServices Professional Realty	Columbus	OH
Comey & Shepherd Realtors	Cincinnati	OH
Corporate Housing Systems	Columbus	OH
Home Street Serviced Apartments	Columbus	OH
HomeLinkCincinnati Corporate Housing & Furnished Apartments	Cincinnati	OH
QSource, Inc. Real Property Appraisal & Consulting	Dayton	OH
Sibcy Cline	Cincinnati	OH
Zimmermann Construction	Cincinnati	OH
Michael Gray Appraisal Company, LLC	Tulsa	OK
Suzanne K Bloyed Appraisals	Tulsa, OK	OK
Thomas E Allen Appraisals, LLC	Tulsa	OK
Cascade Hasson Sotheby's Int'l Realty	Portland	OR
Miller Valuations, LLC	Salem	OR
ODonnell Group Realty, Inc.	Portland	OR
Portland Residential Appraisals Inc.	Portland	OR
Trahern Real Estate Appraisal, PC	Grants Pass	OR
Aires, LLC	Pittsburgh	PA
Berkshire Hathaway HomeServices The Preferred Realty & Stouffer Realty	Wexford	PA
Century 21 Advantage Gold	Philadelphia	PA
Coldwell Banker Hearthside	Philadelphia	PA
H&H Settlement Services, LLC	Glenside	PA
Karen Mitchell Appraisals	Williamsport	PA
Love Appraisal Services	Bethel Park	PA
Terence G. Ford Appraisals	Bethlehem	PA
Gloria Pacheco Galán	Guaynabo	PR
Callahan Appraisal Services	Westerly	RI
ACRS	Elgin	SC
Bedrock Appraisal Group	Florence	SC
Chambers Management Group	Mt. Pleasant	SC
Mike McEwan Home Inspections	Florence	SC
Real Property Svs, LLC	Anderson	SC
Focus Relocation, Inc.	Brentwood	TN
Realty Executives Corporate Relocation Services	Knoxville	TN
Susan Calabrese Realty	Knoxville	TN
Zeitlin Sotheby's International Realty	Nashville	TN
Abrahamson & Associates Engineering	Amarillo	TX
Altair Global	Frisco	TX
AmerAppraise Valuation Inc	Plano	TX

Briggs Freeman Sotheby's International Realty	Dallas	TX
Corporate Relocation LLC	Dallas	TX
D & S Electric Services, Inc.	Tyler	TX
K2 Corporate Mobility	Houston	TX
KA Transportation Services, Inc.	Carrollton	TX
Kenneth Jones Real Estate	Fort Worth	TX
Keri R Dickerson Appraisal Services	Lufkin	TX
Nino Properties	Houston	TX
North State Appraisal, Inc.	Longview	TX
Premia Relocation Mortgage	Irving	TX
R. Kendall Newman Group, LLC	Magnolia	TX
Santa Fe Relocation	Houston	TX
Shanda McQuade Appraisals	Waco	TX
Sotheby's International Realty	Houston	TX
Steve Nichols Appraisal Services	Dallas	TX
Stewart Title Relocation Services	Houston	TX
Weichert Realtors - The Murray Group	Houston	TX
WestMark Realtors	Lubbock	TX
Wheeler Appraisal, LLC	Austin	TX
WOODSON APPRAISAL	Hallsville	TX
Century 21 Everest	Salt Lake City	UT
Denbow Appraising	Orem	UT
Premier Appraisal Service	Ogden	UT
REMAX Associates	Salt Lake City	UT
Berkshire Hathaway HomeServices RW Towne Realty	Virginia Beach	VA
BK Appraisal Services	Virginia Beach	VA
Capital Relocation Services, LLC	Sterling	VA
Corporate Apartment Specialists, Inc.	Alexandria	VA
Dickman & Associates LLC	Oakton	VA
JK Moving Services	Sterling	VA
Joyner Fine Properties	Richmond	VA
Prosperity Home Mortgage	Chantilly	VA
The Valuation Group	Essex Junction	VT
360 Inspections inc.	Chehalis	WA
Berg Appraisal Services, P.C.	SPOKANE	WA
Superior Home Inspection	Battle Ground	WA
VanderWaal Appraisal Group	Black Diamond	WA
Windermere Real Estate	Seattle	WA
Grading Places Home Inspection	Sharon	WI
Lake View Appraisal	Mosinee	WI
WHR Global Inc.	Pewaukee	WI

## **About Worldwide ERC (WERC):**

WERC, a Washington, D.C.-based global industry trade association, represents talent mobility professionals representing over 5,000 individuals and 2,750 enterprises located in every state of the nation. Our members include corporations and government agencies moving employees across the United States and around the world. In 2024 our members moved nearly half a million employees to meet the talent needs of their private and public sector employers. Our membership is also comprised of the many service providers who support the move, such as relocation management companies, movers, real estate brokerages, tax and legal experts, and destination service providers.

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