

2025-2026
**Policy Agenda
Talking Points**

MISSION & PURPOSE

- Center for Heirs' Property® (CHP) empowers under-resourced families to safeguard their land and homes for generations to come. Working in deep relationship with landowners, we provide legal support and financial education, and help them grow working landscapes that sustain generational wealth.
- CHP supports policies that make it easier for heirs property owners to preserve legacy, build generational wealth, and strengthen the communities they call home.
- As a national leader in heirs' property services, CHP supports policy solutions that address the common challenges heirs property owners face.

BUDGET & PUBLIC SPENDING

- CHP supports public spending decisions that improve heirs' property owners' access to critical services.
- Heirs property owners and the communities they call home have never truly benefitted from the real value of their homes, forest and farmland. We have all inherited this unfair reality because of decades of inadequate investment in the critical services heirs property owners need so they can experience the full benefits all other property owners experience.
- We need public investments that help heirs' property owners access solutions-oriented services so they can enjoy the full property rights all other owners experience and more fully support their regional ecosystems and economies.

RESILIENT & AFFORDABLE HOUSING

- CHP supports housing policies that improve heirs' property owners' access to wealth-preserving property improvement and natural disaster programs.
- Through no fault of their own, many property improvement, affordable housing, and disaster programs completely exclude or create unnecessary barriers for heirs property owners.
- When an heirs' property home owner is unable to access home improvement or disaster assistance programs because of issues with their title, entire neighborhoods and local economies pay the price.

- Policies that improve heirs' property owners' access to these programs improve affordability, property values, and wealth—not just for individual owners, but across entire communities and regions.

PROPERTY TAX POLICIES

- CHP supports heirs' property owner-responsive tax policies that prevent property loss.
- Today, heirs property owners do not receive many of the property tax benefits other property owners receive.
- Heirs' property owners should receive the same tax credits, exemptions, notice, and redemption rights that all property owners enjoy (e.g. Reforestation Tax Credit).
- Further, many tax exemptions (e.g. homestead exemptions, agricultural tax exemptions) and tax benefits given to all other property owners (e.g. proper notice or tax foreclosure redemption rights) are not always provided to heirs property owners
- Property tax policies that meet the needs of heirs' property owners support the property rights of all property owners.

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