

# TRUMP ADMINISTRATION Deregulation Policies and Their Potential Impact on CRE

Trump Officials have stated they will be cutting and curtailing government regulations they believe are stifling economic development. These are the deregulation policies the administration initially said it would pursue and their potential impacts on commercial real estate.

## Freezing, Repealing Regulations

Day 1: Executive Order froze all pending federal regulations, paused new rules for 60 days, pending review

Burdensome rules will likely be discarded, rewritten



## Streamlining Permitting

Trump invoked emergency powers, is fast-tracking projects deemed economically critical



## Financial, Credit

Softening Basel III "Endgame" capital requirements for banks

Loosening regulation of CRE loans



## Housing, Land Use

Tying federal infrastructure funds to relaxation of local zoning, density rules



## Labor, Immigration

Stricter immigration enforcement, including mass deportations



## GSE Privatization

Potential privatization of Fannie Mae, Freddie Mac



## Opportunities

Deregulation is broadly good for CRE

Pairing back regulations, reviews might speed construction, lower costs

Less stringent codes, mandates could lower development costs

Streamlined approvals would save time, money

Less regulation would boost banks' liquidity, lending capacity, reduce foreclosures

Relaxed zoning, density rules could spur more multifamily development

Privatizing GSEs might bolster multifamily lending



## Risks

Policy uncertainty could impede long-term planning

Construction labor, materials costs might rise

Multifamily financing costs might rise

Construction labor shortage could worsen

Bank deregulation could lead to riskier lending, more defaults

GSE privatization could disrupt capital flows

Looser environmental regulations could stir public, legal controversy

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