CRE Finance Council
The Voice of Commercial Real Estate Finance

June 29, 2026

The Honorable French Hill Chairman House Committee on Financial Services	The Honorable Maxine Waters Ranking Member House Committee on Financial Services
The Honorable Mike Flood Chairman Subcommittee on Housing and Insurance	The Honorable Emanuel Cleaver II Ranking Member Subcommittee on Housing and Insurance

Re: CREFC Support for H.R. 7128, the TRIA Program Reauthorization Act of 2026

Dear Chairman Hill, Ranking Member Waters, Chairman Flood, and Ranking Member Cleaver:

On behalf of the CRE Finance Council (CREFC), the trade association representing the over $6 trillion commercial real estate finance industry, we write to express our strong support for H.R. 7128, the TRIA Program Reauthorization Act of 2026, and to thank you for your leadership in advancing this important bipartisan legislation.

Terrorism risk insurance is a key underwriting requirement across nearly every segment of commercial real estate finance, including loans held on balance sheet and those securitized in CMBS transactions. Lenders, servicers, and investors rely on the continued availability of the federal Terrorism Risk Insurance Program to ensure affordable coverage remains accessible to commercial property owners, with that certainty reflected directly in loan underwriting, pricing, and securitization documents. Any lapse, or even the prospect of one, introduces unnecessary uncertainty into the capital markets that finance the nation's office, multifamily, industrial, retail, and hospitality properties.

H.R. 7128 would extend the Program through 2034, providing the long-term certainty our members and their borrowers need to plan and invest with confidence.

We appreciate that this legislation has advanced with bipartisan support, and we urge the Committee and the full House to act swiftly to bring H.R. 7128 to the floor for passage. CREFC and its members stand ready to serve as a resource to the Committee and staff as this legislation moves forward.

Thank you for your continued leadership on this issue.

Sincerely,

CRE Finance Council

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