September 2, 2026

The Honorable Nicole Malliotakis
11th Congressional District of New York
1124 Longworth House Office Building
Washington, DC 20515

Dear Representative Malliotakis:

On behalf of AMAC Action, the advocacy affiliate of the Association of Mature American Citizens (AMAC), with over 2 million members nationwide, we write to express our strong support for HR 9064, the Nest Egg Protection Act. We commend you for recognizing a problem that directly affects millions of older Americans who have spent decades working, saving, paying taxes, and building equity in their homes.

For many seniors, a longtime family home represents a lifetime of investment and one of their most significant financial assets. Yet the federal capital-gains exclusion for the sale of a principal residence has not kept pace with the dramatic increase in home values since the current limits were established in 1997. The Nest Egg Protection Act would provide meaningful relief by increasing the exclusion to $1 million for qualifying seniors who are at least 65 years old and have owned their primary residence for at least 25 years.

Seniors should not be forced to make housing and retirement decisions based on an unnecessarily large federal tax liability. Whether a senior wants to downsize, move closer to children and grandchildren, relocate to a more affordable community, or simply access the equity accumulated over a lifetime, they should have the freedom to make that decision without excessive government interference.

Your legislation reflects fundamental conservative principles: protecting private property, respecting individual responsibility, and allowing Americans to keep more of what they have earned. The bill could also have broader benefits for the housing market. When longtime senior homeowners are able to move without facing an excessive tax burden, their homes can become available to younger families and other buyers. Encouraging appropriate housing mobility can therefore help seniors while increasing opportunities for the next generation of homeowners.

Thank you for your leadership and your commitment to protecting seniors, private property rights, and the financial independence of hardworking Americans.

Sincerely,

Rebecca Weber

Rebecca Weber
CEO, Association of Mature American Citizens (AMAC)
Chairwoman, AMAC Action