

Bill:

H.B. No. ____

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Session: 119th Congress, 2027-2028

"An Act relating to the banning of hedge funds and large corporations from purchasing single-family housing."

"BE IT ENACTED BY THE LEGISLATURE OF THE UNITED STATES:"

Section 1: "This Act may be cited as the 'Homeowner Fairness Act'"

Section 2 : "Statement of Purpose: Due to the increasing costs of housing making homeownership unaffordable for many Americans, and large corporations and hedge funds buying up the stock of housing off the market, this act will prevent such acquisitions and restore justice to the housing market."

Section 3: Definitions: "A single-family home is a housing unit detached from other structures, designed for a small family unit, with a private entrance and utilities."

"A large investor is any company or corporation that owns over 100 housing units defined as single-family homes through direct ownership or through subsidiaries."

"Acquisitions are any purchase of a single-family housing unit regardless of the number of

units being purchased.”

Section 4: Substantive Provisions: “Acquisitions of single-family homes by large investors shall be prohibited beginning on January 1st of 2028. When a home is sold to a business, it must be reported to the FTC. All acquisitions of single-family home units are to be subjected to review and must be approved by the FTC. If the Department of Justice is notified by the FTC that there are trust practices occurring through the mass ownership of single-family housing units, the DOJ shall prosecute the corporation consistent with the Clayton Antitrust Act of 1914 and the Sherman Act of 1890.”

Section 5 : Enforcement/Administration: “The Federal Trade Commission shall be responsible for reviewing the acquisitions of single-family housing units by corporations and the Department of Justice shall be responsible for enforcing anti-trust law on possible trust law violations.”

Section 6 : Penalties: “A fine of twice the price of the housing unit being acquired shall be levied upon those who seek to acquire a housing unit against the law.”

Section 7: Severability: “If a portion of this bill is found unconstitutional, the rest of the bill will remain in effect.”

Summary/Analysis: The systemic issue of unaffordable housing is exacerbated by the process of hedge funds and large billion-dollar corporations purchasing single-family housing units at a

lower price than family buyers, then renting these homes out to families. This has caused a rise in the median prices of homes and renting prices, especially concentrated in cities in the South and Southwest. The bill builds off of research conducted by experts and economists, targeting those who are most responsible for this price increase and attempting to use existing systems to restore balance to the housing market. This bill will be used to prevent the sales and acquisitions of single-family homes by large investors from occurring, and enforcing anti-trust law to prevent price increases from monopolies. Messaging wise, it is something supported by both parties, as both Democratic Senators and President Trump have voiced their support for similar legislation, and it addresses the affordability of housing directly, while also addressing the issue of general affordability overall.

Bipartisan Appeal

Part of the cross-party appeal of this legislation is that it builds on work done by both Democrats and Republicans. Specifically, Democratic Senators have repeatedly introduced legislation that would limit the purchases of single-family housing a corporation could make, while President Trump, a Republican, signed an executive order earlier this year attempting to limit the ability of “Wall Street” to purchase single-family housing. Moreover, it appeals both to conservatives and progressives value wise, as it aims to increase competition in an open market, a conservative value, while ensuring that the wealthiest in society cannot negatively impact the rest, a progressive value. Given that this bill is regulatory, meaning it neither creates nor eliminates programs or offices, it is cost neutral and will not require additional funding.

VI. Works Cited

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