

# Housing Committee

## JOINT FAVORABLE REPORT

**Bill No:** SB-256 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING THE PURCHASE OF RESIDENTIAL PROPERTY BY

**Title:** PRIVATE EQUITY ENTITIES.

**Vote Date:** 3/10/2026

**Vote Action:** Joint Favorable Substitute

**PH Date:** 2/24/2026

**File No.:**

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### SPONSORS OF BILL:

Housing Committee

### REASONS FOR BILL:

The bill would require a waiting period for private equity entities to offer to purchase one or two-family homes. There have been concerns that the prevalence of private equity ownership of homes has contributed to rising housing costs in the state. Therefore, the committee hopes that the bill will return some purchasing power to residents of the state.

### SUBSTITUTE LANGUAGE:

The substitute language makes a few changes:

The first is that it changes the definition of “private equity” to narrowly target large corporate entities. It is changed so that the entity must own 10 or more single family homes and have at least \$30 million in assets. This clarification was made to ensure that average purchasers are not impacted by the legislation and to match other states who passed similar legislation.

The second change was to exclude nonprofits and housing land trusts from the definition of private equity.

The third increases the waiting period for how long a property must be on the market before a private equity can buy it, from 75 days to 90 days. This change was made to match other states who passed similar legislation.

## RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

## NATURE AND SOURCES OF SUPPORT:

The Senate Democrats Caucus submitted joint testimony in support of the bill. They state that the issue of private equity investment has become prevalent in Connecticut's housing market. They believe that this practice reduces purchasing power of families and individuals throughout the state. The Caucus states that this bill intends to return some purchasing power back to residents who live in the homes they buy:

**SDO, Martin Looney, Senate President Pro Tempore**

**SDO, Bob Duff, Senate Majority Leader**

**Senate Democrats**

**Connecticut Voices for Children, Carmen Clarkin, Strategic Initiatives Assistant**

submitted testimony in support of the bill. Clarkin states that the rapid expansion of private equity in Connecticut's housing market contributes to the housing crisis and creates a barrier to economic justice. She says that the practice boxes families out of the market, and if the private equity properties are turned into rentals, they prioritize profits, leading to lower quality of life for tenants.

**CT Manufactured Homeowner's Alliance, Dave Delohery, President** submitted testimony in support of the bill with a clarifying amendment. He asks that it be specified that a "portfolio of residential property" would include a portfolio of manufactured home parks.

**Jerome N. Frank Legal Services Organization, Jeff Gentes** submitted testimony in support of the bill with amendments. He recommends making four changes:

1. Prevent workarounds by limiting "strawbuyer" transactions within 120 days of purchase.
2. Revise "private equity entity" to mean entities with more than two beneficial owners.
3. Make the law enforceable under CUTPA.
4. Start the "listed for sale" period on the sale date for properties in foreclosure.

**Connecticut Citizen Action Group, Natasha Kuranko** submitted testimony on behalf of CCAG in support of the legislation. CCAG states that Connecticut has one of the largest percentages of single-family homes purchased by corporate investors. They believe the practice harms perspective homebuyers and renters alike, as for renters, corporate landlords are not keeping up with the needs of their buildings and tenants. CCAG states that this bill is a practical safeguard.

**Friendship Service Center, Caitlin Rose, CEO** submitted testimony in support of the bill. She states that private equity has upended the housing market, and as a result prices have risen dramatically. She believes that this bill could be the beginning of residents being able to afford and buy their own homes like they used to.

These individuals submitted general support for the bill:

**Anonymous**

**Anonymous**

**Braedyn Inmon**

**NATURE AND SOURCES OF OPPOSITION:**

**CT Realtors, Jim Heckman, General Counsel** submitted testimony in opposition to the bill. He states that by delaying the ability for a prospective purchaser to be able to make an offer for 75 days, it inhibits the ability for the owner to receive the highest price for their sale. Additionally, if they need the money for an emergency, the period is too long. CT Realtors recommends a period of 14 days if there is to be a waiting period.

**Larew Doyle & Associates, Jeffrey Miller** submitted testimony in opposition to the bill. He believes that renovators using private equity are an important source of capital and jobs in the housing sector. He explains that the state needs more investors, and that the bill will worsen supply shortages and make the state more unaffordable.

**HBRA of CT, Jim Perras, CEO** submitted testimony in opposition to the bill. He believes the bill proposes sweeping restrictions on purchasing one- and two-family homes without proof that the restrictions will help with affordability or availability. He states that the bill would likely reduce transaction certainty and slow housing turnover.

**Connecticut Coalition of Property Owners, John Souza, President** submitted testimony in opposition to the bill. He believes that the state should not come in-between buyers and sellers of property, and that the 75-day wait time is too long.

These individuals submitted testimony in general opposition to the bill:

**Anonymous**

**Anonymous**

**Anonymous**

**Anonymous**

**Chip Banker, Landlord**

**Reported by: Michael Flynn**

**Date: 3/25/2026**