



General Assembly

February Session, 2026

Raised Bill No. 256

LCO No. 1692



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING THE PURCHASE OF RESIDENTIAL
PROPERTY BY PRIVATE EQUITY ENTITIES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) For the purposes of this
2 section:

3 (1) "Private equity entity" means: (A) An individual or publicly
4 traded or nonpublicly traded company; (B) that collects capital
5 investments from individuals or entities; and (C) purchases a direct or
6 indirect ownership share of a residence, residential building or a
7 portfolio of residential property.

8 (2) "Single-family residence" does not include: (A) Any single-family
9 residence that is to be used as the principal residence of any person who
10 has an ownership interest in the private equity entity that seeks to
11 purchase the single-family residence; or (B) any single-family residence
12 constructed, acquired or operated with federal, state or municipal
13 appropriated funds.

14 (3) "Two-family residence" does not include: (A) Any two-family

15 residence in which one of the dwelling units is to be used as the principal
16 residence of any person who has an ownership interest in the private
17 equity entity that seeks to purchase the two-family residence; or (B) any
18 two-family residence constructed, acquired or operated with federal,
19 state or municipal appropriated funds.

20 (b) (1) No private equity entity may purchase, acquire or offer to
21 purchase or acquire any interest in a single-family residence or two-
22 family residence unless the single-family residence or two-family
23 residence has been listed for sale to the general public for at least
24 seventy-five days.

25 (2) The seventy-five-day waiting period set forth in subdivision (1) of
26 this subsection shall restart if the seller changes the asking price for the
27 single-family residence or two-family residence, and a private equity
28 entity shall be prohibited from purchasing, acquiring, or offering to
29 purchase or acquire any interest in the single-family residence or two-
30 family residence until it has been listed for sale to the general public at
31 the new asking price for at least an additional seventy-five days.

32 (3) Before finalizing the sale of a single-family or two-family
33 residence, a private equity entity purchasing such residence shall be
34 required to submit to the seller, or anyone acting as an agent for such
35 seller, a written notice stating the following, signed by the buyer that:
36 (A) The purchaser is a private equity entity; (B) private equity entities
37 are required to wait at least seventy-five days after a single-family
38 residence or two-family residence has been listed for sale to the general
39 public to purchase, acquire or offer to purchase or acquire any interest
40 in the single-family residence or two-family residence; and (C) such
41 private equity entity has complied with the provisions of this section.

42 (c) Any private equity entity that violates the provisions of this
43 section may be subject to civil damages and penalties in an amount not
44 exceeding two hundred fifty thousand dollars.

45 (d) The Attorney General may bring a civil action on behalf of the

46 state seeking injunctive relief, declaratory relief, civil damages and civil
47 penalties against any private equity entity that violates the provisions
48 of this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section

Statement of Purpose:

To require a seventy-five-day waiting period for private equity entities to offer to purchase one or two-family homes.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]