

## [DISCUSSION DRAFT]

119TH CONGRESS  
2D SESSION

**H. R.**

---

To set restrictions on the sale of single-family homes financed by the Federal Government, and for other purposes.

---

### IN THE HOUSE OF REPRESENTATIVES

Mr. STUTZMAN introduced the following bill; which was referred to the Committee on \_\_\_\_\_

---

## **A BILL**

To set restrictions on the sale of single-family homes financed by the Federal Government, and for other purposes.

- 1        *Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*
- 2        **SECTION 1. SHORT TITLE.**
- 3        This Act may be cited as the “[“\_\_\_\_\_ Act
- 4        of 2026”].

1 **SEC. 2. RESTRICTIONS ON THE SALE OF SINGLE-FAMILY**2 **HOMES FINANCED BY THE FEDERAL GOV-**3 **ERNMENT.**4 (a) **FEDERAL GUIDANCE REGARDING THE SALE OF**5 **SINGLE-FAMILY HOMES FINANCED THROUGH GOVERN-**6 **MENT PROGRAMS.**—Within 180 days of the date of enact-

7 ment of this Act, the Secretary of Agriculture, the Sec-

8 retary of Housing and Urban Development, the Secretary

9 of Veterans Affairs, the Administrator of General Serv-

10 ices, and the Director of the Federal Housing Finance

11 Agency, as appropriate, shall issue guidance to agencies

12 and Government-sponsored enterprises that, to the max-

13 imum extent permitted by law shall—

14 (1) establish an agency-specific definition of a

15 “large institutional investor”;

16 (2) prevent providing for, approving, insuring,

17 guaranteeing, securitizing, or facilitating the acquisi-

18 tion by a large institutional investor of a single-fam-

19 ily home that could otherwise be purchased by an in-

20 dividual owner-occupant;

21 (3) restrict the disposing of Federal assets in a

22 manner that transfers a single-family home to a

23 large institutional investor; and

24 (4) promote sales of real estate-owned prop-

25 erties to individual owner-occupants, including

1       through anti-circumvention provisions, first-look  
2       policies, and disclosure requirements.

3       (b) EXCEPTIONS FOR ACTIONS THAT SUPPORT INDIVIDUAL  
4       OWNER-OCCUPANT HOUSING.—The guidance  
5       issued pursuant to subsection (a) shall include appropriate,  
6       narrowly tailored exceptions for build-to-rent properties  
7       that are planned, permitted, financed, and constructed as rental  
8       communities, and such other appropriate,  
9       narrowly tailored exceptions as the applicable agency  
10      may determine appropriate to further the goal of using  
11      Government programs and financing of single-family  
12      homes to support individual owner-occupants.