

HB 4128 -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Iva Sokolovska, LPRO Analyst

Meeting Dates: 2/10, 2/12

WHAT THE MEASURE DOES:

The measure regulates the purchase of single-family residences by certain large-scale real estate investors by establishing a waiting period before such entities may acquire homes listed for sale to the general public. It requires covered buyers to disclose their status when making an offer, directs reporting of that disclosure to the Department of Justice and provides for state enforcement. The measure authorizes the Attorney General to investigate violations, bring civil actions and impose civil penalties for noncompliance, and applies the new requirements to transactions occurring on or after the measure's effective date.

Detailed Summary:

- Defines a “covered entity” as an institutional real estate investor or an entity that receives funding from an institutional real estate investor to purchase a single-family residence.
- Defines an “institutional real estate investor” as an entity or group of entities that owns or holds significant ownership interests in at least 2,500 single-family residences, serves as a fiduciary managing pooled investment funds.
- Modifies definition of “single-family residence” to exclude residences used as a principal residence by an owner associated with the covered entity and residences constructed, acquired or operated with government funding.
- Prohibits a covered entity from purchasing, acquiring or offering to purchase or acquire an interest in a single-family residence unless the residence has been listed for sale to the general public for at least 90 days.
- Requires the 90-day waiting period to restart if the seller modifies the listed sale price and requires the residence to remain listed at the modified price for at least 90 days before a covered entity may purchase or acquire the residence.
- Requires a covered entity that makes an offer to purchase or acquire a single-family residence to submit a completed and notarized disclosure form to the seller or the seller’s agent identifying the buyer as a covered entity subject to the waiting period.
- Requires the covered entity to submit a copy of the completed disclosure form to the Department of Justice within three days after providing the form to the seller or seller’s agent and authorizes the Department of Justice to adopt rules to implement the requirement.
- Establishes the content and format of the disclosure form and specifies that failure to comply with the waiting period or disclosure requirements may result in civil penalties.
- Authorizes the Attorney General to bring a civil action in the name of the State of Oregon to enforce the section, including a declaratory relief, injunctive relief to prevent or stop violations of the purchase restrictions or disclosure requirements, or other court orders compelling compliance.
- Requires civil enforcement actions to be filed in the Circuit Court of Marion County or in the circuit court of the county where the single-family residence is located.
- Authorizes the Attorney General, following an investigation, to impose civil penalties against a covered entity that violates the section.
- Authorizes a civil penalty of up to \$250,000 for violating the restriction on purchasing or acquiring a single-family residence before the 90-day listing period is satisfied.
- Authorizes a civil penalty of up to \$10,000 for failing to comply with the disclosure form requirements.
- Specifies that the purchase restrictions and disclosure requirements apply to offers by covered entities to purchase or acquire single-family residences that are conveyed on or after the effective date of the measure.

FISCAL: Has minimal fiscal impact

REVENUE: No revenue impact

ISSUES DISCUSSED:

- Private equity purchases of single-family homes in Oregon data
- Defining private covered entities in measure
- Private right of action provisions

EFFECT OF AMENDMENT:

-2 Replaces the measure. The amendment prohibits a covered entity from purchasing, acquiring, or offering to purchase or acquire any interest in a single-family residence unless the property falls within specified exceptions. For covered entities acquiring a single-family residence after the 90-day public listing period, the amendment requires submission of a completed and notarized disclosure form to the seller or seller's agent and requires a copy of the form to be submitted to the Department of Justice within three days. The Department of Justice is required to publicly post submitted disclosure forms on its website and retain them for at least five years. The amendment authorizes any person, without a showing of harm, to bring a civil action within five years of a sale or acquisition for violations of these requirements. The amendment also prescribes the required contents of the disclosure form, including notice that the buyer is a covered entity subject to a 90-day public listing requirement and affirmation under penalty of perjury.

BACKGROUND:

In the United States, residential real estate has historically been owned primarily by individuals or families and either occupied by those owners or rented at a relatively small scale. In recent decades, however, corporate ownership of housing has increased, with a range of entities, from limited liability companies to large institutional investors such as private equity firms, pension funds and real estate investment trusts, acquiring substantial numbers of single-family homes, multifamily properties and manufactured housing communities. According to a [2025 analysis by the Lincoln Institute of Land Policy and the Center for Geospatial Solutions](#), corporate entities now own an estimated 8.9 percent of residential parcels across 500 counties nationwide. While corporate ownership represents roughly one in every 11 residential parcels at the national level, the share is significantly higher in certain local markets, where corporations own more than 20 percent of residential parcels.