



THE 21st CENTURY ROAD TO HOUSING ACT: HOUSES PEOPLE, NOT CORPORATIONS

TOPLINE: In his State of the Union Address, President Trump underscored an undeniable truth: ***“homes are for people, not corporations”*** and rightfully called for Congress to codify his proposal. In coordination with the White House, the *21st Century ROAD to Housing Act* answers the call to ensure more Americans can own a home of their own, while preserving targeted exceptions that maintain an adequate housing supply for families not yet ready to buy.

The bill:

- Prohibits large institutional investors from purchasing single-family homes.
 - A large institutional investor is defined as a corporation that owns 350 or more single-family homes.
- Provides targeted exceptions that reduce corporate ownership of single-family homes while supporting continued housing supply and minimizing unintended consequences.
 - There are notable exceptions for build-to-rent (which was explicitly called out in the President’s executive order), renovate-to-rent, rent-to-own, large institution-to-institution transfer authority, and elderly communities.
- Does not require divestment of homes currently owned by large institutional investors but encourages sell-off over time.
 - To encourage the continued reduction of single-family homes owned by corporations, the bill requires divestment of certain purchases made pursuant to an exception after a certain period of time.
- Provides the Secretary of the Treasury rulemaking authority to address changing market conditions to ensure the housing ecosystem remains stable.
- Provides an enforcement mechanism – with teeth – to ensure that bad-faith actors cannot circumvent a top priority of President Trump.
- Studies the impact of the policy on housing access and affordability and instructs relevant federal agencies to provide legislative recommendations on the policy for future Congresses to consider.
- Sunsets the authorities 15 years after implementation to ensure Congress can revisit and refine the program.

Bottom Line: The *21st Century ROAD to Housing Act* delivers on President Trump’s top housing priority: getting large institutional investors out of the way to ensure American families can have a home of their own. Homes are for people, not corporations.