

**First Regular Session
Seventy-Seventh General Assembly
STATE OF SAN ANDREAS**

INTRODUCED

LLS NO. 26-0730.01 Chris Hall x1958

HOUSE BILL 26-025

SENATE SPONSORSHIP

Garcia, Guzman

HOUSE SPONSORSHIP

Perez, Cardenas

House Committees

Not assigned

Senate Committees

Not assigned

A BILL FOR AN ACT

CONCERNING AFFORDABLE HOUSING MEASURES AND THE REGULATION OF HOUSING
MARKET PRACTICES AND REAL ESTATE TRANSACTIONS TO PROMOTE HOUSING
STABILITY AND ACCESSIBILITY FOR RESIDENTS OF THE STATE OF SAN
ANDREAS.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <https://saleg.uscgov.com>)

This bill establishes comprehensive statewide measures intended to expand access to affordable housing, increase residential construction, and promote long-term stability within the housing market of the State of San Andreas. The legislation recognizes

Shading denotes HOUSE amendment. Underlining denotes SENATE amendment.

Capital letters or bold & italic numbers indicate new material to be added to existing law.

Dashes through the words or numbers indicate deletions from existing law.

housing affordability as a matter of statewide concern and creates coordinated policies designed to address housing shortages affecting renters, homeowners, and workforce populations across urban, suburban, and rural communities.

The bill creates the Affordable Housing Development Fund within the State Treasury to support the construction, preservation, and rehabilitation of affordable and workforce housing units. Monies from the fund may be used to provide development grants, local housing production incentives, and financial assistance programs for eligible first-time homebuyers. The Department of Housing and Community Development is authorized to administer these programs and coordinate housing initiatives with local governments and public institutions.

The bill further establishes housing market and real estate transparency requirements intended to address speculative purchasing practices and concentrations of residential property ownership. Institutional investors acquiring residential housing within the state are subject to registration, reporting, and acquisition limitations designed to preserve housing availability for owner-occupants and stabilize residential markets.

Additionally, the bill adopts tenant protection and housing stability measures, including advance notice requirements for significant rent increases and prohibitions against retaliatory eviction practices. The Department is required to monitor statewide housing trends and annually report to the Governor and General Assembly regarding housing production, affordability outcomes, ownership patterns, and recommendations for future legislative action to ensure continued housing accessibility for residents of the state.

1 *Be it enacted by the General Assembly of the State of San*

2 *Andreas:*

3 SECTION 1. SHORT TITLE. This Act shall be known and may

4 be cited as the “Affordable Housing Act.” SECTION 2.

5 LEGISLATIVE DECLARATION. The General Assembly finds

6 and declares that: (a) Access to safe and affordable housing is

7 essential to economic stability, workforce retention, and

8 community well-being. (b) Rapid increases in housing costs have

9 outpaced wage growth, placing homeownership and rental

1 housing beyond the reach of many residents. (c) Housing
2 shortages are exacerbated by speculative investment practices,
3 underproduction of housing units, and barriers to residential
4 development. (d) The state has a compelling interest in promoting
5 housing construction while ensuring fairness, transparency, and
6 stability in real estate markets. (e) It is therefore necessary to
7 adopt coordinated statewide policies addressing housing supply,
8 affordability, and market regulation. **SECTION 3.**

9 DEFINITIONS. For purposes of this Act, unless the context
10 otherwise requires: (a) "Department" means the Department of
11 Housing and Community Development. (b) "Affordable housing"
12 means residential housing for which total housing costs do not
13 exceed thirty percent of household income. (c) "Institutional
14 investor" means any corporation, partnership, real estate
15 investment trust, hedge fund, or entity owning or controlling ten
16 or more residential properties within the state. (d) "Eligible
17 development" means residential construction meeting
18 affordability or workforce housing requirements established by
19 this Act. (e) "Local government" means any county, municipality,
20 or consolidated city and county within the state. **SECTION 4.**

21 CREATION OF THE AFFORDABLE HOUSING

22 DEVELOPMENT FUND. (a) There is hereby created in the State
23 Treasury the Affordable Housing Development Fund, referred to
24 in this Act as the "Fund." (b) The Fund shall consist of: (I)
25 Legislative appropriations; (II) Federal housing funds; (III) Fees
26 collected pursuant to this Act; (IV) Public or private grants or
27 donations; and (V) Interest earned on monies in the Fund. (c)
28 Monies in the Fund are continuously appropriated to the
29 Department for: (I) Affordable housing construction grants;
30 (II) Workforce housing developments; (III) Rehabilitation of
31 existing housing stock; and (IV) First-time homebuyer assistance
32 programs. **SECTION 5. STATE HOUSING SUPPLY**

33 INCENTIVES. (a) Local governments receiving state housing

1 funds shall adopt land-use policies that allow increased residential
2 density near transit corridors, employment centers, or existing
3 infrastructure. (b) Eligible developments including at least twenty
4 percent affordable housing units shall qualify for expedited
5 permitting review. (c) The Department may award performance
6 grants to local governments that demonstrate measurable
7 increases in housing production. **SECTION 6. REGULATION**
8 **OF INSTITUTIONAL RESIDENTIAL PROPERTY**
9 **ACQUISITION.** (a) Institutional investors acquiring single-family
10 residential properties shall register annually with the Department.
11 (b) An institutional investor shall not acquire more than one
12 hundred single-family residential properties within the state in a
13 calendar year without approval from the Department. (c) The
14 Department may deny acquisitions determined to substantially
15 reduce housing availability for owner-occupants. (d) Institutional
16 investors shall disclose beneficial ownership information for all
17 residential property holdings. **SECTION 7. RENTAL MARKET**
18 **STABILITY MEASURES.** (a) A landlord shall provide not less
19 than ninety days' written notice prior to any rent increase
20 exceeding ten percent within a twelve-month period. (b) Local
21 governments may adopt additional tenant protection measures
22 consistent with state law. (c) Retaliatory eviction practices related
23 to tenant complaints regarding habitability or legal rights are
24 prohibited. **SECTION 8. REAL ESTATE TRANSPARENCY**
25 **REQUIREMENTS.** (a) Residential property sales listings shall
26 disclose: (I) Ownership entity; (II) Whether the purchaser is an
27 institutional investor; and (III) Any recorded affordability
28 restrictions. (b) The Department shall maintain a publicly
29 accessible statewide residential ownership database. **SECTION 9.**
30 **FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM.** (a)
31 The Department shall administer grants and low-interest loan
32 assistance for eligible first-time homebuyers. (b) Priority shall be
33 given to households earning less than one hundred twenty percent

1 of area median income. **SECTION 10. HOUSING MARKET**
2 **MONITORING AND REPORTING.** (a) On or before January 15
3 of each year, the Department shall submit a report to the Governor
4 and the General Assembly including: (I) Housing production
5 totals; (II) Median rent and home price trends; (III) Institutional
6 ownership rates; (IV) Affordable housing unit creation; and (V)
7 Recommendations for legislative action. (b) The report shall be
8 made publicly available on the Department's website. **SECTION**
9 **11. RULEMAKING AUTHORITY.** The Department may
10 promulgate rules necessary to implement and administer this Act.
11 **SECTION 12. EFFECTIVE DATE.** This Act shall take effect
12 after the 90 day period following the final adjournment of the
13 Seventy-Seventh general assembly.