

119TH CONGRESS
2D SESSION

H. R. 7586

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

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 13, 2026

Mr. STUTZMAN introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Veterans' Affairs, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

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 Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “American Families
5 First Act”.

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
8 as rental 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.

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