

HB 3191 -- OWNERSHIP OF SINGLE-FAMILY RESIDENTIAL PROPERTY

SPONSOR: Hausman

This bill, effective January 1, 2027, prohibits "covered institutional investors", defined as entities like hedge funds, private equity funds, real estate investment trusts (REITs), and investment vehicles that pool capital and acquire residential real estate for rental income or appreciation from purchasing or acquiring single-family residential real estate property in Missouri, including detached homes, condominiums, and townhomes, with an exclusion applying to multifamily buildings. The prohibition also applies to subsidiary or affiliate entities to the covered institutional investors.

Existing owners of such properties are allowed to continue owning and managing their properties. However, they cannot expand their portfolios and can face escalating annual civil penalties starting at \$2,500 per home if they own 1 to 50 properties, increasing to \$5,000 per home if they own over 100 properties, unless they divest said properties. The Department of Revenue is authorized to assess the such penalties.

The bill also requires these investors to file annual reports detailing their property ownership and grants the Attorney General authority to void prohibited transactions and pursue civil actions with penalties of \$50,000 per prohibited transaction and disgorgement of profits, with exceptions for individuals buying primary residences, family-owned businesses, nonprofit housing organizations, new home builders selling to owner-occupants, and properties acquired through inheritance or foreclosure.

This bill is similar to HB 2077 (2026).