

**Single Family Homes Ownership Amendments**

2025 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Tyler Clancy**

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**LONG TITLE****General Description:**

This bill restricts an institutional investor's ability to purchase single family homes in this state.

**Highlighted Provisions:**

This bill:

- defines terms;
- prohibits an institutional investor from purchasing a single family home in this state; and
- provides that an institutional investor that does purchase a single family home in this state must alienate that home within one year of purchasing the home.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

ENACTS:

**57-1-48**, Utah Code Annotated 1953

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*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **57-1-48** is enacted to read:

**57-1-48 . Single-family housing restrictions.**

(1) As used in this section:

(a) "Affordable housing nonprofit corporation" means a nonprofit corporation as defined in Section 16-6a-102 that was incorporated for the purpose of providing affordable housing.

(b)(i) "Institutional investor" means:

(A) a partnership, corporation, limited liability company, or trust; or

(B) an affiliate, subsidiary, or holding company of an entity described in

Subsection (1)(b)(i)(A).

- 32           (ii) "Institutional investor" does not include:  
33               (A) an affordable housing nonprofit corporation;  
34               (B) a family trust; or  
35               (C) a family limited liability company.
- 36       (c) "Family limited liability company" means a limited liability company:  
37           (i) that has no more than five members; and  
38           (ii) whose membership satisfies the following criteria:  
39               (A) each member is an individual or a family trust; and  
40               (B) each member who is an individual is related to each other member who is an  
41               individual within and including the third degree of consanguinity or affinity;  
42               and  
43           (iii) whose revenue is paid directly from one member to another.
- 44       (d) "Family trust" means:  
45           (i) a trust in which:  
46               (A) a majority of the beneficiaries are individuals who are related to each other  
47               within and including the third degree of consanguinity or affinity; and  
48               (B) each beneficiary is an individual or an organization described in Section  
49               170(c)(2), Internal Revenue Code;  
50           (ii) a charitable remainder annuity trust or a charitable remainder unitrust as those  
51               terms are defined in Section 664, Internal Revenue Code; or  
52           (iii) a charitable lead trust.
- 53       (e) "Single-family housing" means one unit of real property that:  
54           (i) is used or occupied or to be used or occupied as a primary or secondary dwelling;  
55           (ii) consists of a detached building that shares no common walls with another unit;  
56               and  
57           (iii) is situated on its own parcel of land.
- 58       (2) An institutional investor may not purchase single-family housing in this state.  
59       (3) An institutional investor that, in violation of Subsection (2), purchases single-family  
60       housing in this state shall alienate the single-family housing within one year of acquiring  
61       the single-family housing.
- 62       Section 2. **Effective date.**  
63       This bill takes effect on May 7, 2025.