

119TH CONGRESS
1ST SESSION

H. R. 4706

To prohibit the acquisition and ownership of agricultural land and residential real property by certain foreign entities, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 23, 2025

Mrs. MILLER of Illinois (for herself, Mr. HARRIGAN, Mr. NORMAN, Mr. GOSAR, Mr. ONDER, Mr. STUTZMAN, Mr. BURCHETT, Mr. WEBER of Texas, Mr. TIFFANY, Mr. HARRIS of Maryland, Mr. WIED, Mr. RULLI, and Mr. CRANE) introduced the following bill; which was referred to the Committee on Agriculture, and in addition to the Committee on Foreign 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 prohibit the acquisition and ownership of agricultural land and residential real property by certain foreign entities, 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 “Protecting Our Farms
5 and Homes from China Act”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

1 (1) AGRICULTURAL LAND.—

2 (A) IN GENERAL.—The term “agricultural
3 land” means—

4 (i) land used for farming, ranching, or
5 timber production;

6 (ii) land used for food processing; and

7 (iii) land that—

8 (I) is currently idle; and

9 (II) was used within the previous
10 5 years for farming, ranching, or tim-
11 ber production.

12 (B) RELATED DEFINITIONS.—In subpara-
13 graph (A):

14 (i) FARMING, RANCHING, OR TIMBER
15 PRODUCTION.—The term “farming, ranch-
16 ing, or timber production” includes activi-
17 ties set forth in the Standard Industrial
18 Classification Manual (1987), Division A.

19 (ii) FOOD PROCESSING.—The term
20 “food processing” includes activities set
21 forth in the Standard Industrial Classifica-
22 tion Manual (1987), Division D, Major
23 Group 20.

24 (2) COVERED FOREIGN ENTITY.—The term
25 “covered foreign entity” means—

1 (A) a corporation that is incorporated in
2 the People’s Republic of China, including the
3 Special Administrative Regions of China, in-
4 cluding Hong Kong and Macau;

5 (B) a person, business trust, business asso-
6 ciation, company, institution, government agen-
7 cy, university, partnership, limited liability com-
8 pany, corporation, or any other individual or or-
9 ganization that can legally enter into contracts,
10 own properties, or pay taxes on behalf of the
11 Government of the People’s Republic of China;

12 (C) an individual or organization affiliated
13 with the Chinese Communist Party;

14 (D) an entity owned or controlled by, or
15 that performs activities on behalf of, an indi-
16 vidual, organization, or person described in sub-
17 paragraph (A), (B), or (C); and

18 (E) an individual that is a member of the
19 board of directors, an executive officer, or a
20 senior official of a corporation or organization
21 described in subparagraph (A), (B), (C), or
22 (D).

23 (3) NONCOMPETE AGREEMENT.—The term
24 “noncompete agreement” means an agreement en-
25 tered into between an employer and an employee

1 that restricts that employee from performing, after
2 the employment relationship between the employer
3 and the employee terminates, any of the following:

4 (A) Any work for another employer for a
5 specified period of time.

6 (B) Any work in a specified geographical
7 area.

8 (C) Any work for another employer that is
9 similar to that employee's work for the em-
10 ployer that is a party to that agreement.

11 (4) SECRETARY.—The term “Secretary” means
12 the Secretary of Agriculture.

13 (5) STATE.—The term “State” means each of
14 the several States of the United States.

15 (6) TERRITORY.—The term “territory”
16 means—

17 (A) the District of Columbia;

18 (B) the Commonwealth of Puerto Rico;

19 (C) the United States Virgin Islands;

20 (D) Guam;

21 (E) the Commonwealth of the Northern
22 Mariana Islands; and

23 (F) American Samoa.

1 (7) UNITED STATES AGRICULTURAL LAND.—

2 The term “United States agricultural land” means
3 agricultural land located in a State or territory.

4 **SEC. 3. PROHIBITION OF ACQUISITION, LEASING, OR OWN-**
5 **ERSHIP OF UNITED STATES AGRICULTURAL**
6 **LAND BY COVERED FOREIGN ENTITIES.**

7 (a) PROHIBITION OF ACQUISITION OF AGRICUL-
8 TURAL LAND.—It shall be unlawful for a covered foreign
9 entity—

10 (1) to acquire any interest in United States ag-
11 ricultural land; or

12 (2) to lease any interest in United States agri-
13 cultural land.

14 (b) DIVESTMENT REQUIREMENT.—

15 (1) IN GENERAL.—Not later than 1 year after
16 the date of enactment of this Act, a covered foreign
17 entity that owns or leases an interest in United
18 States agricultural land shall divest itself from any
19 ownership or lease interests in United States agri-
20 cultural land.

21 (2) LETTERS OF INTENT.—Not later than 180
22 days after the date of enactment of this Act, a cov-
23 ered foreign entity that owns or leases an interest in
24 United States agricultural land shall sign a letter of

1 intent to divest itself from any ownership or lease in-
2 terests in United States agricultural land.

3 (c) PENALTY.—The Secretary shall fine a covered
4 foreign entity that owns or leases an interest in United
5 States agricultural land in violation of subsection (a) or
6 (b) in an amount equal to \$100 per acre per day that
7 the covered entity owns or leases the interest in violation
8 of subsection (a) or (b).

9 (d) CRIMINAL ENFORCEMENT.—

10 (1) PENALTIES.—A covered foreign entity that
11 violates subsection (a) or (b) shall be fined under
12 title 18, United States Code, imprisoned for not
13 more than 5 years, or both.

14 (2) FORFEITURE.—

15 (A) IN GENERAL.—In an action brought
16 by the Attorney General, any United States ag-
17 ricultural land owned in violation of subsection
18 (a) or (b) shall be subject to forfeiture to the
19 United States in accordance with chapter 46 of
20 title 18, United States Code.

21 (B) PUBLIC AUCTION OF FORFEITED
22 LAND.—Notwithstanding section 981(e) of title
23 18, United States Code, the Attorney General
24 shall sell through a public auction any United

1 States agricultural land that is forfeited to the
2 United States under this paragraph.

3 (e) NULLIFICATION OF AGREEMENTS.—Notwith-
4 standing any other provision of law, any noncompet-
5 e agreement entered into between a covered foreign entity
6 that owns or leases an interest in United States agricul-
7 tural land and an employee of the covered foreign entity
8 shall have no force or effect.

9 (f) IMPLEMENTATION.—

10 (1) IN GENERAL.—Not later than 180 days
11 after the date of enactment of this Act, the Sec-
12 retary, in coordination with the Attorney General,
13 shall issue guidance and regulations to implement
14 this Act.

15 (2) OFFICE.—Not later than 180 days after the
16 date of enactment of this Act, the Secretary shall es-
17 tablish an office within the Department of Agri-
18 culture for the purpose of—

19 (A) monitoring compliance with this Act;
20 and

21 (B) imposing fines under subsection (c).

22 (g) INVESTIGATIVE ACTIONS.—The Secretary may
23 carry out such actions as the Secretary determines to be
24 necessary to monitor compliance with this Act.

1 **SEC. 4. TEMPORARY PROHIBITION ON PURCHASING RESI-**
2 **DENTIAL REAL ESTATE.**

3 (a) DEFINITIONS.—In this section:

4 (1) COVERED PERIOD.—The term “covered pe-
5 riod” means the period—

6 (A) beginning on the date of enactment of
7 this Act; and

8 (B) ending on—

9 (i) the date that is 2 years after the
10 date of enactment of this Act; or

11 (ii) if the President makes an exten-
12 sion under subsection (f), the date on
13 which the extension expires under that
14 subsection.

15 (2) RESIDENTIAL REAL ESTATE.—The term
16 “residential real estate” means—

17 (A) a single-family home;

18 (B) a unit in a condominium or a condo-
19 minium;

20 (C) a townhouse;

21 (D) a unit in a cooperative or a coopera-
22 tive;

23 (E) a unit in a duplex or a duplex;

24 (F) a unit in a triplex or a triplex;

25 (G) a unit in a fourplex or a fourplex; and

1 (H) a parcel of land that a local govern-
2 ment has zoned for development of a type of
3 housing described in this paragraph.

4 (3) SECRETARY.—The term “Secretary” means
5 the Secretary of Commerce.

6 (b) PROHIBITION.—A covered foreign entity may not
7 purchase a unit of residential real estate in the United
8 States during the covered period.

9 (c) DIVESTMENT REQUIREMENT.—Not later than 1
10 year after the date of enactment of this Act, a covered
11 foreign entity shall divest itself from any ownership of
12 units of residential real estate in the United States.

13 (d) PENALTY.—With respect to each unit of residen-
14 tial real estate owned by a covered foreign entity in viola-
15 tion of subsection (b) or (c), the Secretary shall fine the
16 covered foreign entity in an amount equal to \$1,000 for
17 each day the covered foreign entity owns the unit of resi-
18 dential real estate in violation of either of those sub-
19 sections.

20 (e) ENFORCEMENT.—The Attorney General may en-
21 force the provisions of this Act, including by seizing assets
22 and seeking appropriate injunctive relief.

23 (f) PRESIDENTIAL EXTENSIONS.—On the date that
24 is 2 years after the date of enactment of this Act, and

1 every 2 years thereafter, the President may extend the
2 covered period for an additional 2 years.

3 (g) IMPLEMENTATION.—

4 (1) IN GENERAL.—The Secretary, in coordina-
5 tion with the Attorney General, shall issue guidance
6 and regulations for the implementation of this Act.

7 (2) OFFICE.—The Secretary shall establish an
8 office within the Department of Commerce for the
9 purpose of—

10 (A) monitoring compliance with this Act;

11 and

12 (B) imposing fines under subsection (d).

13 (h) REPORT.—Not later than 540 days after the date
14 of enactment of this Act, the Secretary shall submit to
15 Congress a report that details the impact of the prohibi-
16 tion under subsection (b) on the residential real estate
17 market and housing affordability in the United States.

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