

119TH CONGRESS
2D SESSION

H. R. 8903

To require the Secretary of Housing and Urban Development to establish a renter outreach resource, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 19, 2026

Ms. PRESSLEY introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require the Secretary of Housing and Urban Development to establish a renter outreach resource, 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 “Renter Resource Cen-
5 ter Act”.

6 **SEC. 2. RENTER OUTREACH RESOURCE ESTABLISHED.**

7 (a) IN GENERAL.—The Secretary of Housing and
8 Urban Development shall, not later than 180 days after
9 the date of the enactment of this Act, establish a renter
10 outreach resource that consists of a toll-free telephone

1 number and a public website designed to assist renters of
2 residential properties owned by a covered large institu-
3 tional investor in—

4 (1) notifying Federal agencies about disputes
5 relating to the rental of such properties, including—

6 (A) disputes about potential violations of
7 Federal law;

8 (B) disputes about potential violations of
9 State law; and

10 (C) other disputed renter matters;

11 (2) sharing information about such disputes
12 with other Federal agencies, including other Federal
13 agencies that manage similar disputes;

14 (3) monitoring such disputes; and

15 (4) resolving such disputes, to the extent prac-
16 ticable.

17 (b) RESPONSE TO OUTREACH.—

18 (1) IN GENERAL.—The Secretary shall establish
19 reasonable procedures to—

20 (A) promptly respond, in writing where ap-
21 propriate, to a renter who provides information
22 to the Secretary about a dispute using the
23 renter outreach resource established under sub-
24 section (a); and

25 (B) document such responses.

1 (2) CONTENTS.—Responses provided under
2 paragraph (1) shall include, where appropriate, in-
3 formation about—

4 (A) steps that have been taken by the Sec-
5 retary or another Federal agency in response to
6 the information about the dispute provided by
7 the renter, including determining the appro-
8 priate covered large institutional investor in-
9 volved as described in subsection (c);

10 (B) any responses received by the Sec-
11 retary or another Federal agency from the cov-
12 ered large institutional investor related to such
13 dispute; and

14 (C) any outcome of the dispute, to the ex-
15 tent practicable.

16 (c) INVESTIGATION OF POTENTIAL VIOLATIONS OF
17 FEDERAL LAW.—

18 (1) IN GENERAL.—The Secretary shall prompt-
19 ly process and investigate any information relating
20 to a dispute received through the renter outreach re-
21 source established under subsection (a) about a po-
22 tential violation of Federal law that is received from
23 a renter of a residential property owned by a covered
24 large institutional investor through the renter out-
25 reach resource established under subsection (a), in-

1 including by sharing information about such potential
2 violation of Federal law with any relevant Federal
3 agencies, as the Secretary may determine appro-
4 priate, and by determining the appropriate covered
5 large institutional investor involved as needed.

6 (2) RESPONSES TO REQUESTS FOR INFORMA-
7 TION.—A covered large institutional investor may re-
8 spond to any request for information made pursuant
9 to paragraph (1) and may include in such response
10 whether such covered large institutional investor
11 owns the property described in such request for in-
12 formation.

13 (d) INFORMATION FOR APPROPRIATE STATE AU-
14 THORITY.—When the Secretary receives information
15 about a potential violation of State law or about a dispute
16 received through the renter outreach resource, from a
17 renter of a residential property owned by a covered large
18 institutional investor through the renter outreach resource
19 established under subsection (a), the Secretary shall, at
20 a minimum, provide the renter with contact information
21 for the appropriate, State-specific, State authority author-
22 ized to process and investigate such information.

23 (e) NOTICE ABOUT RENTER OUTREACH RE-
24 SOURCE.—Each covered large institutional investor
25 shall—

1 (1) provide to each renter of a residential prop-
2 erty owned by such investor at the time such renter
3 first occupies such home and annually thereafter—

4 (A) written notice about the renter out-
5 reach resource established under subsection (a);
6 and

7 (B) the name, phone number, and email
8 address of the person or entity responsible for
9 receiving and addressing renter disputes for the
10 covered large institutional investor, and update
11 the name, phone number, and email address
12 within 30 days if such information changes
13 prior to the subsequent time at which such no-
14 tice is required to be provided; and

15 (2) prominently feature information about the
16 renter outreach resource established under sub-
17 section (a) on a public website of such investor that
18 is accessible by such renter.

19 (f) ANNUAL REPORT TO THE CONGRESS.—

20 (1) IN GENERAL.—The Secretary shall, not
21 later than March 31 of each year, submit to the
22 Congress a public report which analyzes and aggre-
23 gates the information received or obtained pursuant
24 to this Act during the prior year that includes—

1 (A) information about the types and the
2 number of disputes received about potential vio-
3 lations of Federal law;

4 (B) information about the types and the
5 number of disputes received about potential vio-
6 lations of State law;

7 (C) information about the types and the
8 number of disputes received about other dis-
9 puted renter matters;

10 (D) where practicable, information about
11 the resolution of such disputes; and

12 (E) information provided to the Secretary
13 of Housing and Urban Development under sub-
14 section (h).

15 (2) ANONYMIZATION OF DATA.—Any data in-
16 cluded in a report that is submitted under this para-
17 graph shall be aggregated or anonymized so as to
18 protect any individual dispute or personally identifi-
19 able information received through the renter out-
20 reach resource.

21 (g) PROTECTION OF PERSONAL INFORMATION.—In
22 complying with the requirements of this Act, the Secretary
23 shall take such measures as the Secretary determines are
24 necessary to provide for the protection of personally identi-
25 fiable information received through the renter outreach re-

1 source in a manner that conforms with existing standards
2 for protection of the confidentiality of personally identifi-
3 able information.

4 (h) ANNUAL NOTIFICATION.—An owner of a residen-
5 tial property owned by a covered large institutional inves-
6 tor, as such term is defined in subsection (i) shall, begin-
7 ning in calendar year 2026—

8 (1) notify the Secretary each year, before De-
9 cember 31st whether such owner remains a covered
10 large institutional investor as defined in subsection
11 (i); and

12 (2) in such notification, identify how many cov-
13 ered single-family homes such covered large institu-
14 tional investor has direct or indirect investment con-
15 trol of as of the date of the submission of such no-
16 tice, and the city and State where each such covered
17 single-family home is located, unless such covered
18 large institutional investor owns 10 or fewer covered
19 single-family homes in such city.

20 (i) DEFINITIONS.—In this section:

21 (2) COVERED LARGE INSTITUTIONAL INVES-
22 TOR.—

23 (A) IN GENERAL.—The term “covered
24 large institutional investor”—

1 (i) means an investment fund, cor-
2 poration, general or limited partnership,
3 limited liability company, joint venture, as-
4 sociation, or other for-profit entity that is
5 a legal entity structured in a manner that
6 is not aforementioned that—

7 (I) is engaged, in whole or in
8 part, in the business of investing in,
9 owning, renting, or holding covered
10 single-family homes; and

11 (II) alone or in concert with 1 or
12 more other entities, beginning after
13 the date of enactment of this Act, has
14 direct or indirect investment control
15 of not less than 350 covered single-
16 family homes in the aggregate, not in-
17 cluding any covered single-family
18 home purchased in an excepted pur-
19 chase made after the date of enact-
20 ment of this Act; and

21 (ii) does not include—

22 (I) any local, State, Tribal, or
23 Federal Government entity or instru-
24 mentality thereof;

1 (II) a nonprofit organization de-
2 scribed in section 501(c)(3) of the In-
3 ternal Revenue Code of 1986 that is
4 exempt from taxation under section
5 501(a) of the Internal Revenue Code;
6 or

7 (III) a community land trust as
8 such term is defined in section 104 of
9 the Cranston-Gonzalez National Af-
10 fordable Housing Act (42 U.S.C.
11 12704), as amended by this Act.

12 (B) INVESTMENT CONTROL.—

13 (i) IN GENERAL.—For purposes of
14 this paragraph, an entity has direct or in-
15 direct investment control over a covered
16 single-family home if the entity—

17 (I) owns, or has primary author-
18 ity or fiduciary responsibility to make
19 material investment or management
20 decisions relating to the covered sin-
21 gle-family home;

22 (II) is or directly or indirectly
23 controls, the general partner or man-
24 aging member of the entity that owns
25 the covered single-family home;

1 (III) is or controls the investment
2 manager, management company, or
3 investment advisor of the entity that
4 owns the covered single-family home;

5 (IV) owns or controls more than
6 25 percent of any class of equity in-
7 terests of the entity that owns the
8 covered single-family home, unless
9 such entity is a passive investor; or

10 (V) otherwise controls the entity
11 that owns the covered single-family
12 home.

13 (ii) PASSIVE INVESTMENT.—For pur-
14 poses of this paragraph, an entity shall be
15 considered a passive investor if such entity
16 does not satisfy subclauses (I), (II), and
17 (III) of clause (i).

18 (C) RULE OF CONSTRUCTION.—

19 (i) IN GENERAL.—Nothing in this Act
20 shall be construed to establish that an en-
21 tity has direct or indirect investment con-
22 trol over a covered single-family home sole-
23 ly by virtue of—

24 (I) such entity's entry into, or
25 performance under, a third-party con-

1 tract for the property management of
2 a covered single-family home, includ-
3 ing tasks related to maintenance of
4 the home and the selection of tenants,
5 provided that such entity does not
6 have direct or indirect investment con-
7 trol over such a covered single-family
8 home; or

9 (II) owning a fractional interest
10 of a covered large institutional inves-
11 tor.

12 (3) COVERED SINGLE-FAMILY HOME.—The
13 term “covered single-family home”—

14 (A) means a property that contains 2 or
15 fewer dwelling units that are each intended for
16 residential occupancy by a single household;
17 and

18 (B) does not include—

19 (i) a manufactured home, as defined
20 in section 603 of the National Manufac-
21 tured Housing Construction and Safety
22 Standards Act of 1974 (42 U.S.C. 5402);

23 (ii) a property that, when occupied,
24 has always been occupied by a renter;

1 (iii) a property that, when occupied, is
2 rented to a member of a regular compo-
3 nent of the Armed Forces or a member of
4 the National Guard on full-time National
5 Guard duty, active Guard and Reserve
6 duty, or inactive-duty training (as those
7 terms are defined in section 101 of title
8 10, United States Code) who has re-
9 ceived—

10 (I) temporary duty orders to de-
11 ploy with a military unit or military
12 orders to deploy as an individual act-
13 ing in support of a military operation
14 for a period of not less than 90 days;
15 or

16 (II) orders for a permanent
17 change of station;

18 (iv) a property owned by its owner for
19 less than 365 days, other than a covered
20 single-family home purchased pursuant to
21 paragraph (4)(F);

22 (v) a property that is made up of mul-
23 tiple rental homes or units constructed on
24 a single parcel of property that cannot le-

1 gally be sold as individual homes or units
2 without further subdividing the property;

3 (vi) a property that is actively under
4 a first-look period for owner-occupants or
5 HUD-approved affordable housing non-
6 profits for a period of not less than 30
7 days; or

8 (vii) a property that is designed and
9 intended to be occupied or leased by the
10 bedroom or in which individual bedrooms
11 are intended for occupancy by separate,
12 unrelated persons under separate lease or
13 occupancy agreements.

14 (4) EXCEPTED PURCHASE.—The term “ex-
15 cepted purchase” means any purchase of a covered
16 single-family home that is—

17 (A) or will be newly constructed, renovated
18 for sale, or a rental conversion for sale by an
19 owner and not as a residence rented pending
20 sale;

21 (B) pursuant to a build-to-rent program
22 where an owner purchases, constructs, or con-
23 structs and retains a newly constructed covered
24 single-family home to be managed as a rental
25 property, whether as part of a community made

1 up exclusively of renter-occupied single-family
2 homes or as part of a community made up of
3 single-family homes that are both owner- and
4 renter-occupied;

5 (C) pursuant to a renovate-to-rent pro-
6 gram that substantially rehabilitates a covered
7 single-family home that does not meet—

8 (i) structural or core system elements
9 of local building codes; or

10 (ii) minimum property standards re-
11 quired for conventional mortgage financ-
12 ing;

13 (D) pursuant to a home-ownership pro-
14 gram that—

15 (i) requires rental payments and any
16 other fees that are not greater than those
17 collected by the covered large institutional
18 investor on other similarly situated covered
19 single-family homes not covered by the eli-
20 gible home-ownership program;

21 (ii) provides for positive reporting of
22 rental payments to consumer reporting
23 agencies for any renter, who shall be in-
24 formed of and opts into such reporting;

1 (iii) provides for a right of first re-
2 fusal and a 60-day first-look period for the
3 current renter in instances where the cov-
4 ered single-family home is offered for sale
5 to another owner; and

6 (iv) requires contribution of meaning-
7 ful financial support from the covered
8 large institutional investor, including price
9 concessions, for the purchase of a covered
10 single-family home by the renter, whether
11 for the home the renter is occupying or an-
12 other home;

13 (E) in connection with the satisfaction of
14 debts previously contracted in good faith and
15 where the owner has the right to repossess the
16 covered single-family home under such contract;

17 (F) undertaken by a mortgage servicer,
18 lender, or other entity that has a legal right to
19 purchase or otherwise acquire a covered single-
20 family home, for the purpose of loss mitigation
21 or compliance with servicing or investor obliga-
22 tions, and not as a long-term investment strat-
23 egy, and is solely as a result of—

24 (i) a foreclosure;

25 (ii) a deed in lieu of foreclosure;

1 (iii) enforcement of a mortgage, deed
2 of trust, or other security interest; or

3 (iv) operation of law following bor-
4 rower default,

5 provided that for federally backed mortgage
6 loans as defined in section 4022(a) of the
7 CARES Act (15 U.S.C. 9056(a)), including
8 such loans that are sold to a third party, when
9 the foreclosed property purchased under this
10 provision is offered for sale, the mortgage
11 servicer, lender, or other entity provides a 30-
12 day first-look period to an owner-occupant or to
13 an affordable housing nonprofit approved by the
14 relevant Federal agency;

15 (G) purchased from a covered large insti-
16 tutional investor that either owned the covered
17 single-family home on the date of enactment of
18 this Act or purchased the covered single-family
19 home through an exempted purchase;

20 (H) intended and operated for occupancy
21 as part of a community for households with 1
22 or more members aged 55 years or older, and
23 to the extent required by law, satisfies
24 visitability standards established by the Sec-
25 retary of Housing and Urban Development;

1 (I) intended to and will be after the pur-
2 chase operated as a facility—

3 (i) used to provide residential care to
4 individuals with disabilities (as such term
5 is defined in section 3 of the Americans
6 with Disabilities Act of 1990 (42 U.S.C.
7 12102)) or developmental disabilities (as
8 such term is defined in section 102 of the
9 Developmental Disabilities Assistance and
10 Bill of Rights Act of 2000 (42 U.S.C.
11 15002)); and

12 (ii) that connects such individuals
13 with community-based services that are ap-
14 proved by Medicaid or Medicare;

15 (J) acquired as a part of a community of
16 5 or more contiguous rental units;

17 (K) planned, permitted, financed, and con-
18 structed as a part of a single unified rental
19 community on a single platted parcel, where a
20 owner or an affiliate thereof owns or controls
21 the land and manages the community as a sin-
22 gle rental facility, and the individual structures
23 within the community are not offered or in-
24 tended for individual sale to separate pur-
25 chasers;

1 (L) purchased with support from any pro-
2 gram described in section 42 of the Internal
3 Revenue Code of 1986, or any other affordable
4 housing program in which the rent of supported
5 units is restricted; or

6 (M) executed through a combination or se-
7 ries of purchases described in subparagraphs
8 (A) through (L).

9 (5) FIRST-LOOK PERIOD.—The term “first-look
10 period” means the specified period of time com-
11 mencing on the first day on which a property is
12 made available for sale during which it is exclusively
13 made available for purchase only to the entities spec-
14 ified.

15 (6) PURCHASE.—The term “purchase” includes
16 any purchase, transfer, or other acquisition of a cov-
17 ered single-family home, including through mergers,
18 acquisitions, foreclosures, or bulk purchases, whether
19 or not for cash consideration.

20 (7) SECRETARY.—The term “Secretary” means
21 the Secretary of Housing and Urban Development.

22 (8) STATE.—The term “State” means each of
23 the 50 several States of the United States, the Dis-

- 1 trict of Columbia, or the Commonwealth of Puerto
- 2 Rico.

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