

By: Hughes

S.B. No. 47

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to an annual study by the Texas A&M University Texas Real  
3 Estate Research Center of the purchase and sale of single-family  
4 homes by certain institutional buyers.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Subchapter C, Chapter 86, Education Code, is  
7 amended by adding Section 86.531 to read as follows:

8 Sec. 86.531. ANNUAL STUDY AND REPORT ON SINGLE-FAMILY HOME  
9 PURCHASES AND SALES BY CERTAIN INSTITUTIONAL BUYERS. (a) In this  
10 section, "institutional buyer" means a corporation, limited or  
11 general partnership, limited liability company, business trust,  
12 investment asset manager, real estate investment trust, joint  
13 venture, joint stock company, or bank that purchases or acquires  
14 for consideration 10 or more single-family homes in this state in a  
15 calendar year.

16 (b) Using existing available data and deed records, the  
17 center shall annually compile information related to institutional  
18 buyers' purchases and sales of single-family homes in this state  
19 for the calendar year. The information must include:

20 (1) the number of single-family homes purchased by  
21 each institutional buyer in the calendar year;

22 (2) of the single-family homes described by  
23 Subdivision (1), the number acquired through foreclosure;

24 (3) of the single-family homes described by

1 Subdivision (1), the number sold by each institutional buyer during  
2 the same year;

3 (4) of the single-family homes described by  
4 Subdivision (1), the number used as rental properties during the  
5 same year;

6 (5) the city and county where each single-family home  
7 described by Subdivision (1) is located and the number of homes  
8 purchased in each city or county; and

9 (6) the appraised value of each single-family home  
10 described by Subdivision (1).

11 (c) In addition to the information required by Subsection  
12 (b), the center may compile additional information:

13 (1) at the recommendation of the legislature; or

14 (2) that the center determines is relevant based on  
15 market trends.

16 (d) Not later than June 1 of each year, the center shall  
17 submit a report to the lieutenant governor, the speaker of the house  
18 of representatives, and each member of the legislature. The report  
19 must contain:

20 (1) a summary of the information compiled under  
21 Subsection (b) for the preceding calendar year;

22 (2) an assessment of any trends or patterns relating  
23 to the relative number of purchases by institutional buyers,  
24 including whether the institutional buyers fall into any readily  
25 observable groups based on number of purchases or other appropriate  
26 criteria; and

27 (3) an analysis of:

1                   (A) the impact of institutional buyers on the  
2 cost of housing; and

3                   (B) the advantages, if any, that institutional  
4 buyers have over individual buyers in the real estate market.

5                   (e) After completing the initial report under this section,  
6 the center may compile information from any calendar years  
7 preceding 2023 to create and submit reports for those years that  
8 include the information listed in Subsections (b) and (d).

9                   SECTION 2. As soon as practicable after the effective date  
10 of this Act, the Texas A&M University Texas Real Estate Research  
11 Center shall take any actions necessary to prepare to implement  
12 Section 86.531, Education Code, as added by this Act.  
13 Notwithstanding Section 86.531(d), Education Code, as added by this  
14 Act, the center is not required to submit the initial report  
15 required by that subsection before the 273rd day after the  
16 effective date of this Act.

17                   SECTION 3. This Act takes effect on the 91st day after the  
18 last day of the legislative session.