



Senate

General Assembly

File No. 387

January Session, 2025

Substitute Senate Bill No. 1480

Senate, April 1, 2025

The Committee on Human Services reported through SEN. LESSER of the 9th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING PRIVATE EQUITY AND REAL ESTATE INVESTMENT TRUST OWNERSHIP OF HOSPITALS AND NURSING HOMES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (*Effective October 1, 2025*) (a) As used in this section, (1)
2 "nursing home" and "hospital" have the same meanings as provided in
3 section 19a-490 of the general statutes, (2) "private equity company"
4 means a publicly traded or non-publicly traded company that collects
5 capital investments from individuals or entities and purchases a direct
6 or indirect ownership share of a nursing home or hospital, and (3) "real
7 estate investment trust" has the same meaning as provided in 26 USC
8 856, as amended from time to time.

9 (b) The Commissioner of Social Services shall require a nursing home
10 or hospital to be free of any new ownership interests by private equity
11 companies or real estate investment trusts recorded on and after
12 October 1, 2025, in order to be eligible for Medicaid reimbursement in
13 the state for health care services.

| | | |
|---|--|--|
| This act shall take effect as follows and shall amend the following sections: | | |
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| | | |
|-----------|-----------------|-------------|
| Section 1 | October 1, 2025 | New section |
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Statement of Legislative Commissioners:

In Subsec. (a), "provider" was changed to "nursing home or hospital" for internal consistency and clarity.

HS *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

| Agency Affected | Fund-Effect | FY 26 \$ | FY 27 \$ |
|------------------------|------------------------|-----------|-----------|
| Social Services, Dept. | GF - Potential Savings | See Below | See Below |

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill may result in savings to the Department of Social Services (DSS) to the extent that nursing homes or hospitals are not free of any new ownership interests by private equity companies or real estate investment trusts recorded on and after October 1, 2025. The bill makes such conditions a requirement for receiving payment for services provided under Medicaid, the scope of which cannot be determined at this time.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the ability of nursing homes and hospitals to meet the conditions of the bill.



OLR Bill Analysis

SB 1480

***AN ACT CONCERNING PRIVATE EQUITY AND REAL ESTATE
INVESTMENT TRUST OWNERSHIP OF HOSPITALS AND NURSING
HOMES.***

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Human Services Committee

Joint Favorable

Yea 15 Nay 7 (03/13/2025)