



General Assembly

February Session, 2026

***Raised Bill No. 481***

LCO No. 2818



Referred to Committee on HUMAN SERVICES

Introduced by:  
(HS)

***AN ACT ESTABLISHING FINANCIAL SAFEGUARDS FOR PRIVATE EQUITY OWNERSHIP OF NURSING HOMES AND PROHIBITING REQUIRED ARBITRATION AGREEMENTS.***

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

1 Section 1. (*Effective October 1, 2026*) (a) As used in this section, (1)  
2 "nursing home" has the same meaning as provided in section 19a-490 of  
3 the general statutes, and (2) "ownership entity" means an individual or  
4 publicly traded or non-publicly traded company that collects capital  
5 investments from individuals or entities and purchases a direct or  
6 indirect ownership share of a nursing home, and includes a real estate  
7 investment trust, as defined in 26 USC 856, as amended from time to  
8 time.

9 (b) Not later than February 15, 2027, and annually thereafter, each  
10 nursing home shall provide the Commissioner of Social Services with  
11 the following information: (1) The name and business address of all  
12 ownership entities with a beneficial ownership interest in said nursing  
13 home and a statement of whether said ownership entity is an individual,  
14 partnership, corporation or other legal entity; (2) the names of the

15 officers, directors, trustees or managing and general partners of any  
16 such ownership entity and the number of shares owned or ownership  
17 percentage of the ownership entity held by each partner; (3) if such  
18 ownership entity is a corporation that is incorporated in another state, a  
19 certificate of good standing from the Secretary of the State of the state of  
20 incorporation; (4) the audited and certified financial statements of the  
21 ownership entity, if applicable, including, but not limited to, (A) a  
22 balance sheet as of the end of the most recent fiscal year, (B) income  
23 statements for the most recent fiscal year, (C) a cash flow statement from  
24 the most recent fiscal year, and (D) an estimate of financing expenses,  
25 legal expenses, land costs, marketing costs and other similar costs that  
26 the ownership entity expects to incur or become obligated to pay within  
27 one year of acquisition of the nursing home; (5) a description of any  
28 mortgage loan or other financing used for the initial acquisition or  
29 construction of the nursing home, subsequent refinancing of any such  
30 debt, and any subsequent financing of additional debt incurred,  
31 including, but not limited to, the terms and costs of any such mortgage  
32 loan or other financing; (6) a copy of the purchase agreement for the  
33 nursing home and any agreement providing for the transfer of  
34 ownership interests in the nursing home, including, but not limited to,  
35 the real estate agreement, asset agreement, stock agreement or other  
36 similar agreement; and (7) any documentation regarding escrow or  
37 contingency accounts.

38 (c) The Commissioner of Social Services may impose a civil penalty  
39 of one thousand dollars per day on any nursing home that fails to  
40 provide any information required pursuant to subsection (b) of this  
41 section not later than thirty days after the date such information is due.  
42 A nursing home may request a fair hearing on the assessment of any  
43 such civil penalty as an aggrieved person pursuant to section 17b-60 of  
44 the general statutes.

45 (d) A nursing home involving an ownership entity with a beneficial  
46 ownership interest in said nursing home shall, at the time of application  
47 for or renewal of a nursing home license, demonstrate to the satisfaction

48 of the Commissioner of Social Services that the nursing home has  
49 secured a performance bond or similar form of security in favor of the  
50 state in an amount equal to ninety days of operating costs for the  
51 nursing home and that such bond or similar form of security shall  
52 remain in effect for the duration of the initial license term and any  
53 renewal term.

54 (e) A nursing home involving an ownership entity with a beneficial  
55 ownership interest in said nursing home shall, at the time of application  
56 for or renewal of a nursing home license, submit to the Department of  
57 Public Health a copy of the performance bond or similar form of security  
58 required under subsection (d) of this section.

59 (f) No person or entity acquiring ownership of real property on and  
60 after October 1, 2026, on which a licensed nursing home operates, shall  
61 sell, transfer or otherwise convey such property within five years of  
62 acquisition without written approval from the Commissioner of Public  
63 Health. Such approval shall be granted only upon a showing that the  
64 sale will benefit resident care or improve operational stability.

65 Sec. 2. (NEW) (*Effective from passage*) No nursing home, as defined in  
66 section 19a-490 of the general statutes, shall require a resident or  
67 prospective resident to sign an arbitration agreement or contract  
68 containing an arbitration agreement as a condition of admission or  
69 continued care. Any arbitration agreement required by a nursing home  
70 in a contract with a prospective resident or resident of a nursing home  
71 is against public policy and shall be void.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section
Sec. 2	<i>from passage</i>	New section

***Statement of Purpose:***

To establish financial safeguards concerning private equity ownership of nursing homes and to prohibit nursing homes from requiring residents or prospective residents to sign arbitration agreements to resolve disputes.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*