



General Assembly

**Amendment**

February Session, 2026

LCO No. 5442



Offered by:  
SEN. MARX, 20<sup>th</sup> Dist.

To: Subst. Senate Bill No. 256

File No. 706

Cal. No. 124

**"AN ACT CONCERNING THE PURCHASE OF RESIDENTIAL  
PROPERTY BY PRIVATE EQUITY ENTITIES."**

1 Strike lines 3 to 25, inclusive, in their entirety and substitute the  
2 following in lieu thereof:

3 "(1) "Institutional real estate investor" means an entity or combined  
4 group that: (A) (i) Owns ten or more single-family residences or two-  
5 family residences; (ii) manages or receives funds pooled from investors  
6 and acts as a fiduciary with respect to one or more investors; and (iii)  
7 has fifty million dollars or more in net value or assets under its  
8 management on any day during the taxable year; or (B) receives funding  
9 from an organization that meets the criteria of subparagraph (A) of this  
10 subdivision for the purchase of a single-family residence or two-family  
11 residence. A loan provided in exchange for a mortgage of the residence  
12 that is being purchased is not considered funding for the purposes of  
13 this subdivision, provided such mortgage must be of a type for which  
14 members of the general public may apply. An entity is considered  
15 owning a single-family residence or two-family residence if such entity

16 directly owns the single-family residence or two-family residence or  
17 indirectly owns ten per cent or more of the single-family residence or  
18 two-family residence.

19 (2) "Institutional real estate investor" does not include: (A) An  
20 organization that is described in Section 501(c)(3) of the Internal  
21 Revenue Code of 1986, or any subsequent corresponding internal  
22 revenue code of the United States, as amended from time to time, and  
23 exempt from tax under Section 501(a) of said Internal Revenue Code, or  
24 (B) a housing land trust program described in sections 8-214b to 8-214e,  
25 inclusive, of the general statutes."

26 In line 28, strike "private equity entity" and insert "institutional real  
27 estate investor" in lieu thereof

28 In line 38, strike "private equity entity" and insert "institutional real  
29 estate investor" in lieu thereof

30 In line 50, strike "private equity entity" and insert "institutional real  
31 estate investor" in lieu thereof

32 In line 54, strike "private equity entity" and insert "institutional real  
33 estate investor" in lieu thereof and strike "private equity entities" and  
34 insert "institutional real estate investors" in lieu thereof

35 In line 59, strike "private equity entity" and insert "institutional real  
36 estate investor" in lieu thereof

37 In line 61, strike "private equity entity" and insert "institutional real  
38 estate investor" in lieu thereof

39 In line 66, strike "private equity entity" and insert "institutional real  
40 estate investor" in lieu thereof