

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

SENATE BILL 2082

By: Deevers

AS INTRODUCED

An Act relating to home ownership; defining terms; prohibiting single-family home ownership by covered institutional investors; making certain ownership voidable; prohibiting county clerks from filing certain conveyance without certain affidavit; providing contents of affidavit; authorizing the Attorney General with enforcement power; prohibiting rulemaking; requiring the Attorney General to create forms within a certain time period; creating misdemeanor offense; providing for penalties; providing for exceptions; applying provisions prospectively; providing for codification; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 652.1 of Title 60, unless there is created a duplication in numbering, reads as follows:

A. As used in this section:

1. "Acquire" means obtaining legal title, equitable title, beneficial ownership interest, or any other controlling interest in a single-family dwelling. Acquire shall not include transfers of single-family dwellings through devise, descent, or inheritance or

1 other operations of existing law so long as the total number of
2 holdings by covered institutional investors does not increase;

3 2. "Aggregate" means consolidation of single-family dwellings
4 by a covered institutional investor and shall include consolidation
5 through a covered institutional investor's affiliates or
6 subsidiaries for purposes of exercising common control and
7 beneficial ownership;

8 3. "Covered institutional investor" means any corporation,
9 limited liability company, limited partnership, partnership, or
10 other corporate structure with more than one member that purchases
11 or otherwise acquires title or ownership to single-family dwellings
12 for the purpose of profit. Covered institutional investor shall not
13 include natural persons, family trusts or estates, nonprofits,
14 community land trusts, tribal housing or any other housing
15 authority, foreclosure or deed-in-lieu acquisitions by lenders or
16 servicers with a mandatory disposition window, or homebuilders; and

17 4. "Single-family dwelling" means detached homes, townhomes,
18 condominiums, and manufactured homes affixed to real property.
19 Single-family dwelling shall not include multifamily dwellings or
20 new construction inventory held by a homebuilder for first sale.

21 B. A covered institutional investor shall not acquire,
22 purchase, transfer, or assign any single-family dwelling in this
23 state if the covered institutional investor already owns more than
24 twenty-five single-family dwellings in the aggregate. A home
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1 purchase by a covered institutional investor that violates this
2 subsection shall be voidable at the election of the Attorney
3 General.

4 C. No county clerk shall record a deed conveying a single-
5 family dwelling to a corporate entity unless the conveyance is
6 accompanied by a beneficial ownership affidavit. Such affidavit
7 shall identify persons or entities who exercise at least a twenty-
8 five percent (25%) interest in the property or otherwise exercise
9 substantial control. The affidavit shall include a public portion
10 that includes the identification information of the corporate
11 entity, any beneficial owner names, if any, and how much of the
12 property is controlled by the corporate entity. The affidavit shall
13 include a confidential portion that includes the date of birth,
14 residential address, and other identifying information deemed
15 necessary by the Attorney General or the person representing the
16 corporate entity.

17 D. 1. The Office of the Attorney General shall have sole
18 authority to enforce the provisions of this section. Enforcement
19 tools shall include, but not be limited to, seeking injunctions,
20 levying of civil penalties for unlawful acquisitions, voiding a
21 conveyance, and requiring divestiture by the corporate entity.

22 2. The Attorney General may create forms as necessary.
23 However, no agency shall promulgate rules to implement this section.
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1 The Attorney General shall create necessary forms within ninety (90)
2 days of the effective date of this section.

3 E. Any person or entity that willfully or knowingly files false
4 information pursuant to this section shall be, upon conviction,
5 guilty of a misdemeanor and subject to a fine not to exceed One
6 Thousand Dollars (\$1,000.00), imprisonment of up to one (1) year in
7 the county jail, or both such fine and imprisonment. Bona fide
8 lenders or insurers that rely on recorded affidavits shall be exempt
9 from prosecution under this subsection.

10 F. Covered institutional investors that acquired single-family
11 dwellings prior to the effective date of this section may keep,
12 maintain, lease, or sell such dwellings. Acquisitions made after
13 the effective date of this section are unlawful.

14 SECTION 2. This act shall become effective November 1, 2026.

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