

<b>Agency</b>	<b><u>FY2026</u></b>	<b><u>FY2027</u></b>	<b><u>FY2028</u></b>	<b><u>FY2029</u></b>	<b><u>FY2030</u></b>	<b><u>FY2031</u></b>
OAG		2	2	2	2	2
<b>TOTAL</b>		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

**Department of Planning and Budget**  
**2026 General Assembly Session**  
**State Fiscal Impact Statement**

---

**Fiscal Analysis:** This impact statement is preliminary. The bill establishes the Single-Family Homebuyer Protection Act which prohibits a covered entity, as defined in the bill, from acquiring an interest in more than five single-family homes within the same county, city, or town in the Commonwealth. The bill also requires a first-time homebuyer priority period to be certified prior to any covered entity acquiring an interest in a home. Violations of any of the provisions will result in a civil penalty of not more than \$25,000 for an initial violation and \$50,000 for each subsequent violation within a three-year period. The revenue associated with such civil penalties cannot be determined. Civil penalties are deposited to the Literary Fund.

The bill authorizes the OAG to enforce the provisions and issue a civil investigative demand if violations are suspected. The OAG is also authorized to recover costs and reasonable expenses incurred in the investigation. The OAG estimates that to implement these provisions, the office will require additional enforcement resources including one senior attorney and an investigator or paralegal. The anticipated cost of these positions is \$277,941 each year and two positions from the general fund.

The bill provides that DHCD, may, to the extent practicable and subject to available resources, publish aggregated information about single-family homes. DHCD currently captures the data specified in this bill using an annual base allocation of \$200,000 that is earmarked for its comprehensive statewide housing assessment.

**Other:** None.