

STATE OF OKLAHOMA

2nd Session of the 59th Legislature (2024)

HOUSE BILL 3814

By: Dollens

AS INTRODUCED

An Act relating to property; defining term; prohibiting certain entities from acquiring title to single-family residential real property; prohibiting subsidiary entities from acquiring title to single-family residential real property; requiring divestiture of title within certain prescribed period of time; 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 1201 of Title 60, unless there is created a duplication in numbering, reads as follows:

A. As used in this section, "hedge fund" means a lawfully organized business entity, including but not limited to a general partnership, limited partnership, limited liability partnership, corporation, limited liability company or other entity that accumulates capital primarily for the purpose of investing such capital in equity securities of for profit business enterprises, in

1 any form, with the objective of achieving high rates of return for  
2 the investors of the hedge fund. For purposes of this section,  
3 "hedge fund" does not mean a private or public pension fund, an  
4 insurance company, banks or other federally or state regulated  
5 financial institutions the primary business activity of which does  
6 not consist of equity investing, or any other business enterprise  
7 the principal purpose of which is something other than investment of  
8 accumulated or invested capital in the equity securities or  
9 derivatives of equity securities of a for profit business  
10 enterprise. For purposes of this section, if a lawfully recognized  
11 business entity is exempt from federal securities regulation  
12 pursuant to Regulation D of the United States Securities and  
13 Exchange Commission, there shall be a rebuttable presumption that  
14 such entity is a hedge fund within the meaning of this section.

15 B. No hedge fund shall acquire title to single family  
16 residential property located within the state.

17 C. No subsidiary of a hedge fund shall acquire title to single  
18 family residential property located within the state.

19 D. If a hedge fund or a subsidiary of a hedge fund holds title  
20 to any single family residential real property located in the state  
21 as of the effective date of this act, the entity holding title to  
22 such property shall sell or otherwise divest itself of the title not  
23 later than ten (10) years from the effective date of this act. No  
24

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
--

transfer required by the provisions of this subsection shall be made  
to a hedge fund or to a subsidiary of a hedge fund.

SECTION 2. This act shall become effective November 1, 2024.

59-2-9313 MAH 01/02/24