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(Original Signature of Member)

119TH CONGRESS  
2D SESSION

**H. R.** \_\_\_\_\_

To strengthen and standardize “first look” protections for covered properties to ensure families and communities have priority access to foreclosed homes, and for other purposes.

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**IN THE HOUSE OF REPRESENTATIVES**

Mr. HARRIGAN introduced the following bill; which was referred to the Committee on \_\_\_\_\_

\_\_\_\_\_  
**A BILL**

To strengthen and standardize “first look” protections for covered properties to ensure families and communities have priority access to foreclosed homes, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “Families First Housing  
5       Act of 2026”.

1 **SEC. 2. FIRST LOOK PROTECTIONS.**

2 (a) IN GENERAL.—Each covered entity shall ensure,  
3 when selling an eligible property, that the eligible property  
4 is only available for purchase by qualified first look buyers  
5 during the 180 day period beginning on the date that the  
6 eligible property is listed for sale.

7 (b) PRICING OF ELIGIBLE PROPERTIES.—

8 (1) IN GENERAL.—During the 180 day period  
9 beginning on the date that the eligible property is  
10 listed for sale during which an eligible property is  
11 only available for purchase by qualified first look  
12 buyers the eligible property shall be offered by the  
13 covered entity at a price that is the fair market  
14 value of the property as determined by an inde-  
15 pendent third-party appraisal or broker price opinion  
16 not more than 60 days before the date on which the  
17 property was listed for sale.

18 (2) EXCEPTION.—If the covered entity selling  
19 the eligible property determines that the fair market  
20 value of the property can not be determined by an  
21 independent third-party appraisal or broker price  
22 opinion not more than 60 days before the date on  
23 which the property was listed for sale the covered  
24 entity may offer the covered property at a price  
25 based on a standardized valuation model used by the  
26 covered entity if the covered entity publically dis-

1 closes the methodology used by such standardized  
2 valuation model.

3 (c) LISTING ON PUBLIC WEBSITE.—During the 180-  
4 day period beginning on the date that the eligible property  
5 is listed for sale during which an eligible property is only  
6 available for purchase by qualified first look buyers the  
7 eligible property shall be listed on a publically accessible  
8 website by the covered entity in a manner that identifies  
9 the eligible property as only available for purchase by  
10 qualified first look buyers and indicates how many days  
11 remain in the 180-day period during which the eligible  
12 property is only available for purchase by qualified first  
13 look buyers.

14 (d) PROHIBITION ON BUNDLING.—An eligible entity  
15 may not bundle eligible properties during the during the  
16 180 day period beginning on the date that the eligible  
17 property is listed for sale by the eligible entity.

18 (e) PUBLICATION OF INFORMATION.—Each covered  
19 entity shall, each quarter, publish on a website of the cov-  
20 ered entity, information about—

21 (1) the number of covered properties sold dur-  
22 ing the prior quarter;

23 (2) the number of covered properties sold to  
24 qualified first look buyers during the prior quarter;

1           (3) the number of covered properties sold to in-  
2           stitutional investors during the prior quarter

3           (4) the pricing methodology used by the covered  
4           entity when selling covered properties;

5           (5) for each covered property sold during the  
6           prior quarter, the ratio of the sale price to the fair  
7           market value of the covered property as determined  
8           by an independent third-party appraisal, broker  
9           price opinion, or standardized valuation model;

10          (f) ANNUAL REPORT.—

11           (1) IN GENERAL.—The Inspectors General of  
12           each covered entity shall, each year, review all sales  
13           of covered properties by the covered entity in the  
14           prior year and determine whether any provisions of  
15           this section were violated during such sale.

16           (2) REPORT.—The Inspectors General of each  
17           covered entity shall submit a report to the Congress  
18           each year that includes the results of the review con-  
19           ducted under paragraph (1).

20           (3) PUBLIC PUBLICATION.—The Inspectors  
21           General of each covered entity shall publish the re-  
22           port submitted under paragraph (2) on a publically  
23           accessible website of the covered entity.

24           (g) VIOLATIONS.—If the Secretary of Housing and  
25           Urban Development determines that a covered entity has

1 violated this section, the Secretary of Housing and Urban  
2 Development may—

3 (1) require the covered entity to publically dis-  
4 close the violation;

5 (2) impose a civil penalty of the greater of  
6 \$100,000 or  $\frac{1}{3}$  of the price for which the covered  
7 property was sold on each employee of the covered  
8 entity involved in the violating transaction; and

9 (3) require the covered entity, if practicable  
10 without breaching contracts, to reverse or unwind  
11 the transaction associated with the violation.

12 (h) RULEMAKING.—Each covered entity shall, not  
13 later than 180 days after the date of the enactment of  
14 this section, issues such rules are necessary to carry out  
15 this section and such rules shall include a process to verify  
16 the eligibility of qualified first look buyers.

17 (i) EFFECTIVE DATE.—This section shall take effect  
18 180 days after the date of the enactment of this Act.

19 (j) DEFINITIONS.—In this section:

20 (1) COVERED PROPERTY.—The term “covered  
21 property” means any single-family residential prop-  
22 erty made up of 1 to 4 units, owned, foreclosed  
23 upon, or under disposition by a covered entity.

24 (2) COVERED ENTITY.—The term “covered en-  
25 tity” means—

- 1 (A) the Federal Housing Administration;
- 2 (B) the Federal Housing Finance Agency;
- 3 (C) the Federal National Mortgage Asso-
- 4 ciation;
- 5 (D) Federal Home Loan Mortgage Cor-
- 6 poration; and
- 7 (E) the Department of Agriculture.

8 (3) INSTITUTIONAL INVESTOR.—The term “in-

9 stitutional investor” means any entity that pur-

10 chases properties for rental, resale, or investment

11 purposes. including trusts, corporations, real estate

12 investment trusts, limited liability companies, and

13 partnerships.

14 (4) QUALIFIED FIRST LOOK BUYER.—The term

15 “qualified first look buyer” means—

- 16 (A) a natural person intending to occupy
- 17 the property as their primary residence;
- 18 (B) a nonprofit housing organization which
- 19 is an organization described in section
- 20 501(c)(3) of the Internal Revenue Code of 1986
- 21 and is exempt from taxation under section
- 22 501(a) of such Code;
- 23 (C) a unit of local government; or
- 24 (D) a community land trust.