

By: Senator(s) Sparks

To: Accountability,
Efficiency, Transparency

SENATE BILL NO. 2831

1 AN ACT TO ESTABLISH A "TASK FORCE TO STUDY RESIDENTIAL HOME
2 OWNERSHIP AND ATTAINABILITY IN MISSISSIPPI AND THE IMPACT OF
3 FOREIGN CORPORATE ENTITY PURCHASE PRACTICES ON PRICE AND
4 AVAILABILITY"; TO PRESCRIBE THE MEMBERSHIP OF THE TASK FORCE AND
5 PROVIDE FOR ITS ORGANIZATION; TO PROVIDE FOR A REPORT BY THE TASK
6 FORCE; AND FOR RELATED PURPOSES.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

8 **SECTION 1.** (1) There is hereby established the "Task Force
9 to Study Residential Home Ownership and Attainability in
10 Mississippi and the Impact of Foreign Corporate Entity Purchase
11 Practices on Price and Availability" to develop a recommendation
12 to the Legislature and the housing industry relative to the
13 availability and affordability of housing in Mississippi where the
14 job growth is not creating new housing to accommodate that job
15 growth, and to propose legislation based upon its recommendation.

16 (2) The members of the task force shall be as follows:

17 (a) The President of the Mississippi Association of
18 Realtors, or his designee;

19 (b) The President of the Mississippi Bankers
20 Association, or his designee;



21 (c) The Chairmen of the Senate and House Committees on
22 Economic and Workforce Development, or their designees;

23 (d) The Chairmen of the Senate Business and Financial
24 Institutions and the House Banking Committees, or their designees;
25 and

26 (e) The Director of the Mississippi Research and
27 Economic Development Center, or his designee.

28 (3) The task force shall meet within forty-five (45) days of
29 the effective date of this act, upon the call of the Governor, and
30 shall review and research the following issues relating to home
31 attainability:

32 (a) Long-term housing underproduction is a driver of
33 national housing challenges, and current market conditions,
34 economic uncertainty, rising inflation, high costs of materials,
35 high labor costs and limited worker availability, are likely to
36 further restrain the market from catching up to meet demand;

37 (b) Demand for United States homes from foreign
38 corporate purchases practices, where the source of funds of
39 investment is primarily venture capital, whether through a
40 Mississippi domestic corporate entity or a foreign corporate
41 entity that removes residential housing from the market, driving
42 up prices and exacerbating concerns over housing availability and
43 affordability. In 2023, thirteen percent (13%) of foreign buyers
44 of property in the United States were from China, making Chinese
45 buyers the largest foreign buyer group in that year;



46 (c) A lack of attainable housing in established markets
47 such as Mississippi is a contributing factor in some employers and
48 households deciding to relocate to lower-cost markets. While the
49 national housing production shortage matters, shortfalls at the
50 regional level are even more important;

51 (d) While still offering a larger supply of attainable
52 housing, many growing regions have not demonstrated that they can
53 produce enough housing of the right type in the right locations to
54 keep these markets from raising the cost of developing new
55 housing;

56 (e) Regions that are seeing sharp job growth are not
57 creating new housing quickly enough to accommodate that job
58 growth;

59 (f) Should the state consider legislative action to
60 encourage local communities to change their zoning rules and
61 height restrictions and the time delays that permit for new
62 construction entails which adversely affects the development of
63 available and affordable housing;

64 (g) Should Mississippi act to address the unfavorable
65 foreign corporate entity purchase practices with venture capital
66 funding in the residential housing market to encourage
67 availability and affordability. Should the state identify the
68 actual ownership of residential properties and require
69 identification accurate enough to have a contact entity for code
70 compliance.



71 (4) The task force may request the assistance of the
72 Economic Development Research departments at Mississippi State
73 University, the University of Mississippi and The University of
74 Southern Mississippi and Jackson State University or any other
75 related organization with expertise in attainable housing.

76 (5) The members of the task force shall elect a chair from
77 among the members. The task force shall develop and report its
78 findings and recommendations for proposed legislation to the
79 Legislature on or before December 1, 2024. A quorum of the
80 membership shall be required to approve any final report and
81 recommendation. Members of the task force shall be reimbursed for
82 necessary travel expense in the same manner as public employees
83 are reimbursed for official duties from any available funds, and
84 members of the Legislature shall be reimbursed in the same manner
85 as for attending out-of-session committee meetings.

86 (6) The Mississippi Association of Realtors and the
87 Mississippi Bankers Association shall jointly provide necessary
88 clerical support for the meetings of the task force and the
89 preparation of the report. Proposed legislation shall be prepared
90 by the Legislative Services Offices of the Senate and House as
91 requested.

92 (7) Upon presentation of its report the task force shall be
93 dissolved.

94 **SECTION 2.** This act shall take effect and be in force from
95 and after July 1, 2024.

