

Homes For People, Not Corporations

“Private equity and major corporations have been buying up thousands of single-family homes that should be available for Georgians who want to purchase a piece of the American dream. But for years, dreams have been deferred because too many are finding themselves in fierce competition with private equity” – Senator Reverend Raphael Warnock

In Metro Atlanta, more than 1 in 4 single-family rental homes, [over 72,000 properties](#), are owned by a large corporation, many from out of state. These [corporate investors](#) control more homes in Atlanta than in any other area in the country. An investigation from the [Atlanta Journal-Constitution](#) revealed that these investors disproportionately target communities of color and areas with starter homes, increase racial homeownership gaps, charge excessive fees, evict at higher rates, and push the American Dream out of reach for many first-time homebuyers. These investors have also [spread beyond Atlanta](#) into areas across the state.

Senator Warnock’s Private Equity Housing Ban would:

- Ban corporations that own more than 350 single-family homes from purchasing additional homes.
- Punish violators with a fine ranging from \$1 million to three times the purchase value of the home, whichever is higher.
- Use any fines collected for federal homeownership programs, including financial assistance for first-time homebuyers, modeled off the Senator’s [Downpayment Toward Equity Act](#).
- Protect families currently living in an investor-owned property from immediate displacement by not requiring investors to sell homes immediately

In April 2026, Senator Warnock [visited](#) Paulding County, GA, where investors own nearly 4,000 single-family rental homes, to highlight the growing impact of corporate homeownership.

In July 2026, Senator Warnock [celebrated](#) the enactment of his landmark ban on private equity buying homes alongside [Atlanta Mayor Dickens](#), Atlanta City District 10 Councilmember Andrea Boone, and a first-time homebuyer and business owner.

The Senator’s efforts have also earned support from [community leaders](#) and national advocates.

Since coming to the Senate, Senator Warnock has worked to increase affordable housing and illuminate a path to homeownership. As one of twelve brothers and sisters growing up in public housing in Savannah, Senator Warnock deeply understands the importance of having a place to call home and of homeownership. Last spring, the Senator [introduced](#) a transformative housing package that would address rising rental costs, downpayment fees, and the overall shortage of available housing units. He also [introduced](#) legislation to build nearly three million new housing units and further [crack down](#) on private equity profiting from our homes.