

A Bill to Ban Corporate Acquisition of Single-Family Residences

1 BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

2 **SECTION 1.** Corporate acquisition of single-family residences is now illegal in order to
3 preserve the supply of single-family homes for individuals and families,
4 ensure fair competition in the housing market, and curb the
5 monopolization of residential real estate by corporate investors.

6 **SECTION 2.** FINDINGS AND PURPOSE

7 (a.) FINDINGS.—Congress finds the following:

- 8 a. The increased acquisition of single-family homes by large
9 institutional investors has constrained housing supply,
10 reduced homeownership rates, and increased rental costs.
- 11 b. Working families face unfair competition when attempting to
12 purchase starter homes against institutional investors with
13 vast financial resources.
- 14 c. Single-family residential property should be prioritized for
15 owner-occupants, not corporate portfolios.

16 (b.) PURPOSE

- 17 a. The purpose of this Act is to prohibit large institutional
18 investors from acquiring additional single-family homes and
19 to encourage the divestment of existing large-scale
20 corporate-owned single-family portfolios to owner-occupants
21 or non-profit entities.

22 **SECTION 3.** DEFINITIONS

23 (a.) LARGE INSTITUTIONAL INVESTOR: The term "large institutional
24 investor" means any business entity, including, but not limited to, a
25 hedge fund, private equity firm, real estate investment trust (REIT),
26 or corporation, that holds an ownership interest in 50 or more
27 single-family residential properties.

- 28 (b.) SINGLE-FAMILY RESIDENCE: The term "single-family residence"
29 means a residential property containing 1 to 4 dwelling units.
30 (c.) ACQUIRE: The term "acquire" means to purchase, lease, or otherwise
31 gain ownership or control of a property.

32 **SECTION 4. PROHIBITION ON ACQUISITION**

- 33 (a) PROHIBITION.—No large institutional investor shall directly or
34 indirectly acquire a single-family residence after the date of
35 enactment of this Act.
36 (b) EXCEPTIONS.—The prohibition in subsection (a) shall not apply to:
37 i. The construction of new single-family residential properties
38 (build-to-rent).
39 ii. The acquisition of properties for the express purpose of
40 transferring ownership to an individual owner-occupant within 12
41 months.

42 **SECTION 5. TAX DISINCENTIVES FOR EXISTING OWNERSHIP**

- 43 (a) DISALLOWANCE OF DEDUCTIONS.—Notwithstanding any other
44 provision of law, a large institutional investor shall not be entitled to
45 deduct interest or depreciation on any single-family residential
46 properties acquired prior to the enactment of this Act.
47 (b) DIVESTMENT INCENTIVE.—Any single-family home sold by a large
48 institutional investor to an owner-occupant or a non-profit
49 organization within 24 months of the enactment of this Act shall be
50 exempt from capital gains tax on that sale.

51 **SECTION 6. FINANCING AND FEDERAL SUPPORT RESTRICTIONS**

- 52 (a) Federal entities such as the FHFA, Fannie Mae, and Freddie Mac shall
53 not support the acquisition of single-family homes by large
54 institutional investors. HUD will require disclosure of beneficial
55 ownership for federal housing assistance applicants to identify large
56 institutional investors.

57 **SECTION 7. ENFORCEMENT AND PENALTIES**

58 (a) Violations of Section 4 by large institutional investors will incur civil
59 penalties of \$100,000 per violation. The Attorney General and FTC have
60 enforcement authority. Individuals harmed by violations have a private
61 right of action in federal court.

62 **SECTION 8.** EFFECTIVE DATE

63 (a) This amendment shall take effect at the beginning of the first fiscal
64 year following the date of enactment of this Bill. All laws in conflict
65 with this legislation are hereby declared null and void.

Introduced for Congressional Debate by St. Augustine Preparatory Academy.

A Bill to Amend Funding in the McKinney-Vento Homeless Assistance Act

1 BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

2 **SECTION 1.** The McKinney–Vento Homeless Assistance Act is amended to increase
3 authorized appropriations to \$250,000,000, and for other purposes. This
4 will be overseen and implemented through the U.S. Department of
5 Education (ED).

6 **SECTION 2.** INCREASE IN AUTHORIZATION OF APPROPRIATION

7 (a.) Amendment.— Section homeless education subtitle of the
8 McKinney–Vento Homeless Assistance Act (42 U.S.C. 11431 et seq.)
9 is amended by striking the current authorization of appropriations
10 and inserting the following:

11 a. “There are authorized to be appropriated \$250,000,000 for
12 each fiscal year to carry out this subtitle.”

13 (b.) Use of Funds.— Funds appropriated under this Act shall support:

- 14 a. The identification, enrollment, and retention of homeless
15 children and youth;
- 16 b. Academic support services, transportation assistance, and
17 liaison staffing;
- 18 c. Local educational agency subgrants and statewide initiatives
19 improving educational stability
- 20 d. Any other activities permitted under the McKinney–Vento
21 Homeless Assistance Act.

22 **SECTION 3.** This legislation will take effect on at the beginning of the first fiscal year
23 following the date of enactment of this Act. All laws in conflict with this
24 legislation are hereby declared null and void.

Introduced for Congressional Debate by St. Augustine Preparatory Academy.

A Bill to Tax Carbon Emissions

1 BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

2 **SECTION 1.** The government shall enforce a carbon tax on companies with high levels
3 of carbon emissions and to put these funds towards renewable energy
4 programs in the United States.

5 **SECTION 2.** Carbon emissions are defined as the release of carbon and other harmful
6 greenhouse gasses into the atmosphere. In this case, a high level of
7 emission is considered 10,000 metric tons of carbon or more annually.

8 **SECTION 3.** The Environmental Protection Agency (EPA) will track and measure
9 carbon pollution from companies, while The Department of the Treasury
10 will collect levied tax.

11 A. An initial tax of \$50 per metric ton of carbon dioxide equivalent (CO₂e)
12 shall be levied on applicable entities with scaled rates determined by
13 company size. This rate shall increase by 5% plus the rate of inflation
14 annually to ensure continued efficacy.

15 B. Companies must file quarterly emission reports to the EPA. Failure to
16 file accurate reports or pay the tax within 90 days of the fiscal year's end
17 will result in a civil penalty equal to 150% of the unpaid tax obligation, in
18 addition to the original tax owed.

19 **SECTION 4.** This legislation will take effect on January 1, 2027. All laws in conflict with
20 this legislation are hereby declared null and void.

Introduced for Congressional Debate by _____.

A Bill to Establish Algorithmic Due Process Protections

BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

SECTION 1. The use of automated decision-making systems in housing, employment, credit, insurance, and education shall require due process protections for individuals affected by such decisions within the United States and all territories subject to its jurisdiction.

SECTION 2. For the purposes of this Act, the term “*automated decision-making system*” is defined as any computer system, algorithm, or artificial intelligence tool that uses personal data to make or substantially influence decisions. The term “*significant decision*” is defined as any decision that results in the approval, denial, revocation, reduction, or conditional change of housing, employment, credit, insurance, or educational opportunities.

SECTION 3. The Federal Trade Commission (FTC) shall implement the provisions of this Act. Any public agency, educational institution, or private entity that uses an automated decision-making system for a significant decision shall be required to provide the affected individual with a clear explanation of the main factors used in the decision and allow the individual to request a human review of the decision.
The Federal Trade Commission shall establish regulations within 180 days of ratification to ensure compliance with this Act. Penalties for violations of this Act may include civil fines of up to \$50,000 per violation and up to two years in prison, as determined by the FTC.

SECTION 4. This Act shall take effect on January 1, 2027.

SECTION 5. All laws, regulations, or provisions in conflict with this legislation are hereby declared null and void.

Introduced for Congressional Debate by Brookfield East High School.

A Bill to Eliminate Pork from Legislation

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BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

SECTION 1. This bill will create transparency within bills to eliminate wasteful and non-germane spending. Power shall be given to the Congressional Budget Office (CBO) panel to strike non-germane clauses.

SECTION 2. Pork is short for pork barrel spending meaning government funds allocated for localized projects that primarily benefit a specific legislator's district or state

Non-germane means unrelated to the purpose of the bill

SECTION 3. Any provision deemed non-germane by the CBO panel may be struck by a 2/3 vote of either chamber.

- A. All federal legislation must adhere to a single-subject rule
- B. All earmarks must be publicly disclosed at least 72 hours before a vote and include the sponsor's name, purpose, and cost.
- C. An independent CBO panel shall be created to review all earmarks to assess whether the earmark serves a national interest or constitutes localized pork. There will be 7 people on the panel, and they will each have a 3-year term before they can either go up for re-election or a new candidate can run for the position.

SECTION 4.

This act shall take effect at the start of the next fiscal year. All laws in conflict with this legislation are hereby declared null and void.

Introduced to congressional debate by Trinity Academy

A Bill to Implement a Universal Basic Income to Fulfill the Basic Needs of all Americans

BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

1 **SECTION 1.** Financial support provided by the government in the form of standard,
2 recurring payments will hereby be distributed monthly.

3 **SECTION 2.** Universal Basic Income (UBI) is a government program providing regular,
4 unconditional cash payments to all citizens, regardless of income or work
5 status, to ensure basic needs are met, reduce poverty, and offer economic
6 security.

7 **SECTION 3.** Implementation and enforcement of this bill will be overseen by the
8 Treasury Department (via IRS).

9 A. Every household (legal documented residence) will receive \$1,000
10 monthly, which is distributed amongst any related child under the age
11 of 18 and any other adult also currently residing there.

12 B. The Treasury Department shall be given 3 trillion USD annually.

13 C. The Treasury Department shall form a sub-committee that is dedicated
14 to ensuring there will be no misappropriations of funds or fraud.

15 **SECTION 4.** This legislation will take effect at the beginning of FY 2028. All laws in
16 conflict with this legislation are hereby declared null and void.

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Introduced for Congressional Debate by West Bend High School.

A Bill to Establish a Carbon Border Adjustment Mechanism to Reduce Global Greenhouse Gas Emissions

BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

SECTION 1. The United States shall establish a Carbon Border Adjustment Mechanism (CBAM) to apply a fee on certain imported goods based on the amount of greenhouse gas emissions generated during their production, preventing carbon leakage.

SECTION 2.

- A.** Carbon Border Adjustment Mechanism (CBAM) refers to a tariff or fee imposed on imported goods equivalent to the domestic cost imposed on U.S. producers for carbon emissions.
- B.** Carbon Leakage refers to the relocation of production to countries with weaker environmental regulations, resulting in no net reduction in global Emissions.
- C.** Covered Goods shall include, but are not limited to, steel, aluminum, cement, fertilizer, and other emissions-intensive industrial products as determined by the Department of Commerce.

SECTION 3.

- A.** The Department of Commerce, in coordination with the Environmental Protection Agency (EPA), shall calculate the average carbon intensity of covered goods produced domestically.
- B.** Imported covered goods shall be subject to a fee equivalent to the carbon cost that would have been incurred if the goods were produced within the United States.
- C.** Countries with equivalent or stronger carbon pricing mechanisms may be exempted from the fee.
- D.** Revenue generated from this fee shall be allocated toward domestic clean energy investment, climate mitigation programs, and assistance for impacted industries.

SECTION 4. This legislation shall take effect at the beginning of FY 2027.

SECTION 5. All laws in conflict with this legislation are hereby declared null and void.

Introduced for Congressional Debate by BEHS.