

S 969

Stop Predatory Investing Act

Congress: 119 (2025–2027, Current)

Chamber: Senate

Policy Area: Taxation

Introduced: Mar 11, 2025

Current Status: Read twice and referred to the Committee on Finance.

Latest Action: Read twice and referred to the Committee on Finance. (Mar 11, 2025)

Official Text: <https://www.congress.gov/bill/119th-congress/senate-bill/969>

Sponsor

Name: Sen. Warnock, Raphael G. [D-GA]

Party: Democratic • **State:** GA • **Chamber:** Senate

Cosponsors (12 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Baldwin, Tammy [D-WI]	D · WI		Mar 11, 2025
Sen. Blumenthal, Richard [D-CT]	D · CT		Mar 11, 2025
Sen. Booker, Cory A. [D-NJ]	D · NJ		Mar 11, 2025
Sen. Gallego, Ruben [D-AZ]	D · AZ		Mar 11, 2025
Sen. Klobuchar, Amy [D-MN]	D · MN		Mar 11, 2025
Sen. Reed, Jack [D-RI]	D · RI		Mar 11, 2025
Sen. Sanders, Bernard [I-VT]	I · VT		Mar 11, 2025
Sen. Smith, Tina [D-MN]	D · MN		Mar 11, 2025
Sen. Warren, Elizabeth [D-MA]	D · MA		Mar 11, 2025
Sen. Welch, Peter [D-VT]	D · VT		Mar 11, 2025
Sen. Wyden, Ron [D-OR]	D · OR		Mar 11, 2025
Sen. Heinrich, Martin [D-NM]	D · NM		Oct 27, 2025

Committee Activity

Committee	Chamber	Activity	Date
Finance Committee	Senate	Referred To	Mar 11, 2025

Subjects & Policy Tags

Policy Area:

Taxation

Related Bills

Bill	Relationship	Last Action
119 HR 4352	Related bill	Jul 10, 2025: Referred to the House Committee on Ways and Means.

Stop Predatory Investing Act

This bill prohibits a taxpayer who owns (directly or indirectly) 50 or more single-family residential rental properties (disqualified single-family property owner) from claiming a federal tax deduction for interest paid (or accrued) in connection with such properties or a federal tax deduction for depreciation in connection with such properties.

The bill generally defines a *single-family residential rental property* as any residential rental property containing four or fewer dwelling units and improvements to real property related to such dwelling units.

However, under the bill, a disqualified single-family property owner may still claim a tax deduction for interest and depreciation on (1) single-family residential rental property for which the low-income housing tax credit (LIHTC) may be claimed and (2) certain newly constructed single-family residential rental properties. (The LIHTC program awards tax credits for newly-constructed or substantially rehabilitated low-income housing.)

The bill also allows a disqualified single-family property owner to claim a federal tax deduction for interest or depreciation in connection with a single-family residential rental property in the year such property is sold if it is sold to

- an individual for use as a principal residence;
- a non-profit organization that creates, develops, or preserves affordable housing;
- certain community development organizations;
- a land bank;
- any resident-owned cooperative or community land trust; or
- a public housing agency subsidiary.

Actions Timeline

- **Mar 11, 2025:** Introduced in Senate
- **Mar 11, 2025:** Read twice and referred to the Committee on Finance.

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