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Lobbying Report

15 November 2025

House Bill SE-506 "Housing Affordability and Living Options"

When reviewing House Bill No. SE-506, it also referred to the Housing Affordability and Living Options" or "HALO" Act of 2025. Section 2, I was impressed with the legislation and found the premise of the bill to be an advantageous way to revitalize abandoned or blighted residential properties that tend to drop property values while providing property ownership in lower income areas. I saw its potential to spur economic growth and ensure older neighborhoods consistently by mandating property ownership for 5 years. However, in saying that, as I reviewed the legislation, it quickly became clear that while the intentions were valid, the way written leaves too large of a margin for government overreach. With its ambiguous language, it leaves the important arguments against eminent domain too much room for interpretation. In regard to compensation, it's not clear and leaves room for disagreements and challenges in the legal system. The section which restricts leasing said property will impact future rental properties and with the tax incentives it would inhibit municipal and local governments revenue that could be used to promote other state or local funding. Also, under review in my opinion is the cost-plus 10 percent resale cap, which seems to be an overreach for the future owner.

Again, I will state that the intentions with this legislation are valid, but as written, it offers too many areas of concern for me. I would argue that with further review and a more

clearly stated wording, this bill could be of great benefit to the constituents of our great State, but until that wording is more closely evaluated, this bill is a solid no vote in my opinion. Again, with that being said, I strongly encourage everyone to vote NO on this bill.