

HOUSE BILL NO. 755

INTRODUCED BY L. SCHUBERT

A BILL FOR AN ACT ENTITLED: "AN ACT PROHIBITING THE OWNERSHIP OF REAL PROPERTY BY CERTAIN ALIENS AND FOREIGN ENTITIES; REQUIRING THE SALE OF THE REAL PROPERTY WITHIN 6 MONTHS; PROVIDING FOR ENFORCEMENT BY THE ATTORNEY GENERAL OR COUNTY ATTORNEY OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED; AND PROVIDING A DELAYED EFFECTIVE DATE AND AN APPLICABILITY DATE."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

NEW SECTION. Section 1. Ownership of real property by certain aliens or foreign entities prohibited. (1) An alien who is not a resident of this state or a foreign entity may not own real property in this state.

(2) An alien or foreign entity who violates this section shall divest from the interest in the real property within 6 months, after which time the property may be sold at public auction by the county sheriff of any county where the real property is located.

(3) The attorney general or the county attorney of the county where the real property is located may bring a suit to enforce this section.

(4) As used in this section, the following definitions apply:

(a) "Alien" means any person not a citizen or national of the United States.

(b) "Foreign entity" means an entity that is organized under the laws of a foreign country or has its principal place of business in a foreign country.

(c) "Real property" has the meaning provided in 70-1-106.

(d) "Resident" means a person lawfully domiciled in the state of Montana or who lawfully maintains a permanent place of abode within the state even though temporarily absent from the state and who has not established a residence elsewhere.

1 NEW SECTION. **Section 2. Codification instruction.** [Section 1] is intended to be codified as an
2 integral part of Title 70, chapter 1, part 1, and the provisions of Title 70, chapter 1, part 1, apply to [section 1].

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4 NEW SECTION. **Section 3. Effective date.** [This act] is effective January 1, 2026.

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6 NEW SECTION. **Section 4. Applicability.** [This act] applies to property purchased on or after [the
7 effective date of this act].

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