

117TH CONGRESS
2D SESSION

H. R. 6528

To require owners of covered federally assisted rental dwelling units to install temperature sensors in such units, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JANUARY 28, 2022

Mr. TORRES of New York introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require owners of covered federally assisted rental dwelling units to install temperature sensors in such units, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing Temperature
5 Safety Act of 2022”.

6 **SEC. 2. TEMPERATURE SENSORS.**

7 (a) INSTALLATION AND MAINTENANCE.—

8 (1) IN GENERAL.—Each owner of a covered
9 federally assisted rental dwelling unit shall, not later
10 than 1 year after the date of the enactment of this

1 Act, ensure that, at all times pursuant to paragraph
2 (2), such temperature sensors are installed and
3 maintained in accordance with the rule issued by the
4 Secretary under paragraph (3) on each level of such
5 dwelling unit owned by such owner.

6 (2) RULEMAKING.—The Secretary shall, not
7 later than 180 days after the date of the enactment
8 of this Act, issue a rule that establishes standards
9 and requirements for the installation and maintenance
10 of temperature sensors in covered federally assisted
11 rental dwelling units.

12 (b) DATA REPORTING.—

13 (1) IN GENERAL.—Each owner of a covered
14 federally assisted rental dwelling unit shall, 6 times
15 each day, collect data from temperature sensors installed
16 pursuant to subsection (a) and such data
17 shall include the temperature recorded during each
18 temperature reading and the time and date of each
19 temperature reading.

20 (2) GUIDANCE.—The Secretary shall, not later
21 than 180 days after the date of the enactment of
22 this Act, publish guidance with respect to—

23 (A) the collection of temperature sensor
24 data by owners of covered federally assisted

1 rental dwelling units, including the protection of
2 personally identifiable information;

3 (B) the retention of such data by such
4 owners for not less than 2 years; and

5 (C) the reporting of such data to the Sec-
6 retary unless a tenant of the covered federally
7 assisted dwelling unit has opted out of having
8 such data reported by the owner to the Sec-
9 retary.

10 (c) REPORT.—Not later than one year after the date
11 of the enactment of this Act, and each year thereafter,
12 the Secretary shall submit a report to the Congress that—

13 (1) describes the status of the implementation
14 of subsection (a), and includes—

15 (A) the percentage of covered federally as-
16 sisted dwelling units without a temperature sen-
17 sor pursuant to subsection (b);

18 (B) the percentage of temperature sensors
19 that have been installed by owners of covered
20 federally assisted dwelling units; and

21 (C) the number of fatalities that occurred
22 due to fire, hypothermia, heat exhaustion, and
23 other temperature-related causes in covered
24 dwelling units and whether a temperature sen-
25 sor was present in such dwelling unit; and

1 (2) discloses the results of data collection insti-
2 tuted by the Secretary of Housing and Urban Devel-
3 opment before the date of the enactment of this Act
4 to determine the prevalence of temperature sensors
5 in covered federally assisted dwelling units.

6 (d) RELATION TO STATE LAW.—This section does
7 not annul, alter, or affect, or exempt any person subject
8 to the provisions of this section from complying with, the
9 laws of any State with respect to installing or maintaining
10 temperature sensors, except to the extent that those laws
11 are inconsistent with any provision of this section, and
12 then only to the extent of the inconsistency. The Secretary
13 is authorized to determine whether such inconsistencies
14 exist and may not determine that any State law is incon-
15 sistent with any provision of this section if the Secretary
16 determines that such law provides for greater protection
17 or safety.

18 (e) DEFINITIONS.—For the purposes of this Act:

19 (1) ASSISTANCE.—The term “assistance”
20 means any grant, loan, subsidy, contract, cooperative
21 agreement, or other form of financial assistance, but
22 such term does not include the insurance or guar-
23 antee of a loan, mortgage, or pool of loans or mort-
24 gages.

1 (2) TEMPERATURE SENSOR.—The term “tem-
2 perature sensor” means an internet capable tem-
3 perature reporting device able to track the ambient
4 air temperature to the tenth degree Fahrenheit and
5 Celsius.

6 (3) COVERED FEDERALLY ASSISTED HOUS-
7 ING.—The term “covered federally assisted rental
8 dwelling unit” means a residential dwelling unit that
9 is made available for rental and for which assistance
10 is provided, or that is part of a housing project for
11 which assistance is provided, under—

12 (A) the public housing program under the
13 United States Housing Act of 1937 (42 U.S.C.
14 1437 et seq.);

15 (B) the programs for rental assistance
16 under section 8 of the United States Housing
17 Act of 1937 (42 U.S.C. 1437f), including—

18 (i) the program for project-based rent-
19 al assistance; and

20 (ii) the program for tenant-based
21 rental assistance;

22 (C) the AIDS Housing Opportunities pro-
23 gram under subtitle D of title VIII of the Cran-
24 ston-Gonzalez National Affordable Housing Act
25 (42 U.S.C. 12901 et seq.);

1 (D) the program for supportive housing for
2 the elderly under section 202 of the Housing
3 Act of 1959 (12 U.S.C. 1701q); or

4 (E) the program for supportive housing for
5 persons with disabilities under section 811 of
6 the Cranston-Gonzalez National Affordable
7 Housing Act (42 U.S.C. 8013); and

8 (F) the programs under sections 514, 515,
9 and 516 of the Housing Act of 1949.

10 (4) OWNER.—The term “owner” means, with
11 respect to a covered federally assisted rental dwelling
12 unit, any private person or entity, including a coop-
13 erative, an agency of the Federal Government, or a
14 public housing agency, having the legal right to lease
15 or sublease dwelling units.

16 (5) SECRETARY.—The term “Secretary” means
17 the Secretary of Housing and Urban Development.

18 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
19 authorized to be appropriated such sums as are necessary
20 to carry out this Act.

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