

116TH CONGRESS 2D SESSION

H. R. 6899

To require Federal agencies to develop and provide notice to tenants of housing relief provided by Federal actions to respond to the COVID-19 pandemic, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

May 15, 2020

Ms. Dean (for herself, Ms. Waters, and Mr. David Scott of Georgia) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Veterans' Affairs, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To require Federal agencies to develop and provide notice to tenants of housing relief provided by Federal actions to respond to the COVID-19 pandemic, 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 "Know Your Housing
- 5 Rights Act of 2020".

SEC. 2. NOTICES REGARDING RENTER RIGHTS.

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2	(a) Notice.—Not later than the expiration of the 7-
3	day period beginning on the date of the enactment of this
4	Act, the Secretary of Housing and Urban Development,
5	the Secretary of Agriculture, the Secretary of Veterans Af-
6	fairs, and the Federal National Mortgage Association and
7	the Federal Home Loan Mortgage Corporation, at the di-
8	rection of the Director of the Federal Housing Finance
9	Agency, shall each establish a notice for renters of dwell-
10	ing units owned by, assisted by, or subject to any mort-
11	gage held, made, insured, guaranteed, or securitized by
12	such agency or enterprise, to inform such renters of any
13	rights, relief, and assistance relating to occupancy in such
14	dwelling units that is available under statutory, regu-
15	latory, and other actions in response to the emergency de-
16	clared on March 13, 2020, by the President under section
17	501 of the Robert T. Stafford Disaster Relief and Emer-
18	gency Assistance Act (42 U.S.C. 5191) relating to the
19	Coronavirus Disease 2019 (COVID-19) pandemic.
20	(b) CONTENT.—The notice established pursuant to

- subsection (a) shall include a statement—
- 22 (1) explaining the effect of the eviction morato-
- rium in section 4024 of the CARES Act (Public 23
- 24 Law 116-1136; 134 Stat. 492; 15 U.S.C. 9058) and
- the effects of any other moratoria or extensions of 25
- 26 moratoria provided for, including that—

1	(A) section 4024(b) of the CARES Act
2	prohibits landlords of certain rental "covered
3	dwellings" from initiating eviction proceedings
4	"for nonpayment of rent or other fees or
5	charges" or from "charg[ing] fees, penalties, or
6	other charges" against a tenant relating to non-
7	payment of rent; and
8	(B) such protections apply only during the
9	120-day period that began upon enactment of
10	the CARES Act (March 27, 2020);
11	(2) that the moratorium under the CARES Act
12	does not terminate the tenant's obligation to pay
13	rent;
14	(3) that tenants will owe any rental arrearages
15	that accrue during the moratorium under the
16	CARES Act; and
17	(4) that tenants are encouraged to contact their
18	landlord if they are having trouble paying their rent.
19	(c) Terms.—Each of the Secretaries specified in sub-
20	section (a) and each of the enterprises specified in such
21	paragraph, at the direction of the Director of the Federal
22	Housing Finance Agency, shall—
23	(1) make the notice established pursuant to
24	subsection (a) available on the internet, on a website
25	of such agency or enterprise, in a readily available,

- publicly accessible, and user-friendly manner, not later than the expiration of the 7-day period beginning on the date of the enactment of this Act;
 - (2) develop a version of such notice for public housing agencies and owners of rental dwelling units described in subsection (a) not later than the expiration of the 7-day period beginning on the date of the enactment of this Act to provide to tenants of such dwelling units; and
 - (3) require such public housing agencies and owners to provide such notice to tenants of such dwelling units, not later than the expiration of the 7-day period that begins upon development of such notice pursuant to paragraph (2), by electronic mail, traditional mail, and posting in common areas of multifamily structures containing such dwelling units.
- 18 (d) OTHER REQUIREMENTS.—Any notice established 19 or developed pursuant to subsection (a) or (c) of this sec-20 tion shall comply with the following requirements:
- 21 (1) Accessibility of notices.—Such notices 22 shall inform renters that the notice is accessible, in 23 at least all existing languages for which each such 24 agency or enterprise currently has translations avail-25 able, to individuals with limited English proficiency

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- and people with disabilities, in accordance with Americans With Disabilities Act of 1990 and section 504 of the Rehabilitation Act 1973, and how to access the notice in such other languages.
 - (2) FAIR HOUSING AND ANTI-DISCRIMINA-TION.—Such notices shall inform renters of their rights under the Fair Housing Act, including describing how renters can file fair housing complaints and informing them of Fair Housing Initiative Program and Fair Housing Assistance Program grantees in the area.
 - (3) Housing counseling.—Such notices shall inform renters of housing counseling agencies in the area that are approved by the Department of Housing and Urban Development.

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