

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”.

1 **SEC. 2. NOTICES REGARDING RENTER RIGHTS.**

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
21 subsection (a) shall include a statement—

22 (1) explaining the effect of the eviction morato-
23 rium in section 4024 of the CARES Act (Public
24 Law 116–1136; 134 Stat. 492; 15 U.S.C. 9058) and
25 the effects of any other moratoria or extensions of
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,

1 publicly accessible, and user-friendly manner, not
2 later than the expiration of the 7-day period begin-
3 ning on the date of the enactment of this Act;

4 (2) develop a version of such notice for public
5 housing agencies and owners of rental dwelling units
6 described in subsection (a) not later than the expira-
7 tion of the 7-day period beginning on the date of the
8 enactment of this Act to provide to tenants of such
9 dwelling units; and

10 (3) require such public housing agencies and
11 owners to provide such notice to tenants of such
12 dwelling units, not later than the expiration of the
13 7-day period that begins upon development of such
14 notice pursuant to paragraph (2), by electronic mail,
15 traditional mail, and posting in common areas of
16 multifamily structures containing such dwelling
17 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

1 and people with disabilities, in accordance with
2 Americans With Disabilities Act of 1990 and section
3 504 of the Rehabilitation Act 1973, and how to ac-
4 cess the notice in such other languages.

5 (2) FAIR HOUSING AND ANTI-DISCRIMINA-
6 TION.—Such notices shall inform renters of their
7 rights under the Fair Housing Act, including de-
8 scribing how renters can file fair housing complaints
9 and informing them of Fair Housing Initiative Pro-
10 gram and Fair Housing Assistance Program grant-
11 ees in the area.

12 (3) HOUSING COUNSELING.—Such notices shall
13 inform renters of housing counseling agencies in the
14 area that are approved by the Department of Hous-
15 ing and Urban Development.

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