

116TH CONGRESS
1ST SESSION

H. R. 1403

To amend title 10, United States Code, to require the lessor of housing, acquired or constructed under the Military Housing Privatization Initiative and that is located on a military installation, to operate and maintain such housing to certain standards, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 27, 2019

Mr. CRIST introduced the following bill; which was referred to the Committee on Armed Services

A BILL

To amend title 10, United States Code, to require the lessor of housing, acquired or constructed under the Military Housing Privatization Initiative and that is located on a military installation, to operate and maintain such housing to certain standards, 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 “Base Commander
5 Housing Oversight Act”.

1 **SEC. 2. MAINTENANCE OF MHPI HOUSING.**

2 (a) IN GENERAL.—Subchapter IV of chapter 169 of
3 title 10, United States Code, is amended by adding at the
4 end the following new section:

5 **“§ 2887. Maintenance of units**

6 “(a) IN GENERAL.—Each contract between the Sec-
7 retary and a lessor of covered housing shall require the
8 following:

9 “(1) The lessor shall operate and maintain the
10 covered housing to standards established in the con-
11 tract.

12 “(2) If the commander of the military installa-
13 tion on which the covered housing is located deter-
14 mines that the lessor has breached the contract by
15 failing to operate and maintain the covered housing
16 to standards under paragraph (1), the commander
17 may elect from remedies including the following:

18 “(A) Withholding any payment to the les-
19 sor under the contract.

20 “(B) Requiring the lessor to reimburse
21 tenants of the covered housing for private prop-
22 erty of such tenants damaged due to such fail-
23 ure of the lessor.

24 “(C) Requiring the lessor to pay moving
25 expenses of tenants who vacate the covered
26 housing due to such failure of the lessor.

1 “(b) COVERED HOUSING DEFINED.—In this section,
2 the term ‘covered housing’ means housing—

3 “(1) acquired or constructed under the alter-
4 native authority of this subchapter; and

5 “(2) that is located on a military installation.”.

6 (b) CONFORMING AMENDMENT.—The table of sec-
7 tions at the beginning of such subchapter is amended by
8 inserting after the item relating to section 2886 the fol-
9 lowing new item:

“2887. Maintenance of units.”.

10 (c) REPORTING MAINTENANCE ISSUES.—

11 (1) IN GENERAL.—A member of the Armed
12 Forces who resides in covered housing may report
13 maintenance issues regarding such covered housing
14 to a superior in the chain of command or an Inspec-
15 tor General.

16 (2) DEFINITIONS.—In this subsection:

17 (A) The term “covered housing” has the
18 meaning given that term in section 2887 of title
19 10, United States Code, as added by subsection
20 (a).

21 (B) The term “Inspector General” has the
22 meaning given that term in section 1034(j) of
23 title 10, United States Code.

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