

116TH CONGRESS
2D SESSION

H. R. 6815

To amend the CARES Act to provide for notice of the eviction moratorium under such Act to be provided to tenants of dwelling units subject to such moratorium, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 12, 2020

Ms. FINKENAUER introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To amend the CARES Act to provide for notice of the eviction moratorium under such Act to be provided to tenants of dwelling units subject to such moratorium, 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 “Tenant Protection No-
5 tification Act of 2020”.

6 **SEC. 2. NOTICE OF EVICTION MORATORIUM.**

7 Section 4024 of the CARES Act (15 U.S.C. 9058;
8 Public Law 116–136; 134 Stat. 492) is amended—

1 (1) in the subsection heading for subsection (c),
2 by inserting “REQUIRED FOR EVICTION” after “NO-
3 TICE”;

4 (2) by adding at the end the following new sub-
5 section:

6 “(d) NOTICE OF MORATORIUM TO TENANTS.—

7 “(1) DEVELOPMENT AND DISSEMINATION OF
8 NOTICE.—The Secretary of Housing and Urban De-
9 velopment shall—

10 “(A) in consultation with the heads of
11 other covered agencies, develop a written notice,
12 in plain language that is truthful and non-mis-
13 leading, designed to inform tenants of covered
14 dwelling units that the moratorium on evictions
15 under this section applies to the dwelling unit
16 of tenant and to explain the effect of such mor-
17 atorium on the tenant’s tenancy; and

18 “(B) provide all heads of other covered
19 agencies with the notice developed under this
20 paragraph and make such notice publicly avail-
21 able.

22 “(2) NOTICE TO LESSORS.—The head of each
23 covered agency shall—

24 “(A) notify each lessor of a covered dwell-
25 ing unit for which the covered agency provides

1 assistance described in paragraph (5) that the
2 dwelling unit is a covered dwelling unit and of
3 the requirement under paragraph (3) to provide
4 notice to tenants; and

5 “(B) provide each such lessor with a copy
6 of the written notice developed pursuant to
7 paragraph (1)(A).

8 “(3) INITIAL NOTICE TO TENANTS.—Promptly
9 upon notification to a lessor pursuant to paragraph
10 (2)(A) that a dwelling unit leased by such lessor is
11 a covered dwelling unit, the lessor shall provide the
12 tenant of the covered dwelling unit, by United States
13 mail, a copy of the written notice provided to such
14 lessor pursuant to paragraph (2)(B).

15 “(4) NOTICE OF CHANGE IN MORATORIUM.—

16 “(A) DEVELOPMENT AND DISSEMINA-
17 TION.—If any amendment to this section or
18 other change to the moratorium under this sec-
19 tion takes effect before the termination by the
20 Federal Emergency Management Agency of the
21 emergency declared on March 13, 2020, by the
22 President under the Robert T. Stafford Dis-
23 aster Relief and Emergency Assistance Act (42
24 U.S.C. 4121 et seq.) relating to the
25 Coronavirus Disease 2019 (COVID-19) pan-

1 demic, the Secretary of Housing and Urban De-
2 velopment shall—

3 “(i) in consultation with the heads of
4 other covered agencies, develop a written
5 notice, in plain language that is truthful
6 and non-misleading, designed to inform
7 tenants of dwelling units affected by such
8 amendment or other change of such
9 amendment or other change and to explain
10 how such amendment or change affects
11 such the tenant’s tenancy; and

12 “(ii) provide all heads of other covered
13 agencies with the notice developed under
14 this subparagraph and make such notice
15 publicly available.

16 “(B) NOTICE TO LESSORS.—The head of
17 each covered agency shall—

18 “(i) notify each lessor of a covered
19 dwelling unit for which the covered agency
20 provides assistance described in paragraph
21 (5) and that is affected by such amend-
22 ment or other change of such amendment
23 or other change and of the requirement
24 under subparagraph (C) to provide notice
25 to tenants; and

1 “(ii) provide each such lessor with a
2 copy of the written notice developed pursu-
3 ant to subparagraph (A)(i).

4 “(C) NOTICE TO TENANTS.—Promptly
5 upon notification to a lessor pursuant to sub-
6 paragraph (B)(i) that a covered dwelling unit
7 leased by such lessor is affected by such amend-
8 ment or other change, the lessor shall provide
9 the tenant of the covered dwelling unit, by
10 United States mail, a copy of the written notice
11 provided to such lessor pursuant to subpara-
12 graph (B)(ii).

13 “(5) COVERED AGENCY.—The term ‘covered
14 agency’ means—

15 “(A) any agency or other entity that ad-
16 ministers—

17 “(i) any housing program described in
18 subsection (a)(2); or

19 “(ii) any program that provides insur-
20 ance for, guarantees, supplements, or as-
21 sists any Federally backed mortgage loan
22 or Federally backed multifamily mortgage
23 loan;

1 “(B) the Federal National Mortgage Asso-
2 ciation, with respect to loans purchased or
3 securitized by such Association; and

4 “(C) the Federal Home Loan Mortgage
5 Corporation, with respect to loans purchased or
6 securitized by such Corporation.”.

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