

117TH CONGRESS
2D SESSION

H. R. 7532

To expand the section 203(k) rehabilitation and title I property improvement loan programs of the Department of Housing and Urban Development to authorize such loans to be made to low-income families residing in condominium units to cover the costs of special assessments imposed for repair or replacement of common areas, systems, and features, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 18, 2022

Mr. CRIST (for himself and Ms. WASSERMAN SCHULTZ) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To expand the section 203(k) rehabilitation and title I property improvement loan programs of the Department of Housing and Urban Development to authorize such loans to be made to low-income families residing in condominium units to cover the costs of special assessments imposed for repair or replacement of common areas, systems, and features, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “SAFER in Condos Act
3 of 2022” or the “Securing Access to Financing for Exte-
4 rior Repairs in Condos Act of 2022”.

5 **SEC. 2. SECTION 203(k) REHABILITATION LOANS.**

6 Section 203(k) of the National Housing Act (12
7 U.S.C. 1709(k)) is amended—

8 (1) in paragraph (2)—

9 (A) in subparagraph (A)—

10 (i) in clause (ii), by striking “or” at
11 the end;

12 (ii) in clause (iii), by striking “and”
13 at the end and inserting “or”; and

14 (iii) by adding at the end the fol-
15 lowing new clause:

16 “(iv) in the case of a dwelling unit in a
17 condominium and notwithstanding any other
18 law, regulation, or guideline of the Secretary,
19 including subpart C of part II of the FHA Sin-
20 gle Family Policy Handbook 4000.1 of the De-
21 partment of Housing and Urban Development,
22 the payment of a non-regular assessment
23 charged by the governing body of the condo-
24 minium project to the unit owner to cover costs
25 of a future rehabilitation, alteration, repair, im-
26 provement, or replacement of any common sys-

1 tem, infrastructure, facility, feature, portion, or
2 area serving the project; and”;

3 (B) in subparagraph (B), by inserting “or
4 the funding of reserves for future project-level
5 improvements or repairs,” after “in connection
6 with a structure,”;

7 (2) in paragraph (3)(A)—

8 (A) by inserting “the greater of (i)” before
9 “the sum of the estimated cost of rehabilita-
10 tion”; and

11 (B) by inserting before the semicolon at
12 the end the following: “, or (ii) the Secretary’s
13 estimate of the value of the property after reha-
14 bilitation; except that in no case shall the prin-
15 cipal obligation exceed 115 percent of the Sec-
16 retary’s estimate of the value of the property
17 after rehabilitation”;

18 (3) by redesignating paragraphs (5) and (6) as
19 paragraphs (6) and (7); and

20 (4) by inserting after paragraph (4) the fol-
21 lowing new paragraph:

22 “(5) The Secretary shall streamline regulations and
23 guidelines applicable to verification of rehabilitation and
24 repair plans, management of rehabilitation work, disburse-
25 ment of loan proceeds, and certification of work comple-

1 tion for any rehabilitation loan insured under this sub-
2 section for purposes of payment of a non-regular assess-
3 ment described in paragraph (2)(A)(iv) or payment of re-
4 serves for future project-level improvements or repairs de-
5 scribed in paragraph (2)(B) to account for management
6 of such rehabilitation work or reserves by the governing
7 body of the condominium project.”.

8 **SEC. 3. TITLE I PROPERTY IMPROVEMENT LOANS.**

9 Section 2 of the National Housing Act (12 U.S.C.
10 1703) is amended—

11 (1) in the first sentence of subsection (a)—

12 (A) by inserting “(iii)” before “financing
13 the preservation of historic structures”; and

14 (B) by inserting before the period at the
15 end the following: “; and for the purpose of (iv)
16 financing, in the case of a dwelling unit in a
17 condominium and notwithstanding any other
18 law, regulation, or guideline of the Secretary,
19 including subpart C of part II of the FHA Sin-
20 gle Family Policy Handbook 4000.1 of the De-
21 partment of Housing and Urban Development,
22 the payment of a non-regular assessment
23 charged by the governing body of the condo-
24 minium project to the unit owner to cover costs
25 of a future rehabilitation, alteration, repair, im-

1 provement, or replacement of any common sys-
2 tem, infrastructure, facility, feature, portion, or
3 area serving the project”; and

4 (2) in subsection (b)(1)—

5 (A) in subparagraph (A)(i)—

6 (i) by striking “\$25,000” and insert-
7 ing “\$55,000”; and

8 (ii) by inserting before the semicolon
9 the following: “or a non-regular assess-
10 ment charged by the governing body of the
11 condominium project to the unit owner to
12 cover costs of rehabilitation, alteration, re-
13 pair, improvement, or replacement of any
14 common system, infrastructure, facility,
15 feature, portion, or area serving the
16 project”; and

17 (B) in the matter after and below subpara-
18 graph (G), by adding at the end the following:
19 “The Secretary shall, by regulation, annually
20 increase the dollar amount limitations in sub-
21 paragraphs (A)(i), (B), and (F) (as such limita-
22 tions may have been previously adjusted under
23 this sentence) in accordance with the Consumer

- 1 Price Index for All Urban Consumers (CPI-
- 2 U).”.

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