

117TH CONGRESS
1ST SESSION

S. 2746

To require the Department of Housing and Urban Development to conduct an annual risk assessment of properties receiving tenant-based or project-based rental assistance for lead-based hazards, and for other purposes.

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 14, 2021

Mr. RUBIO (for himself, Mr. HAGERTY, and Mr. WARNOCK) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To require the Department of Housing and Urban Development to conduct an annual risk assessment of properties receiving tenant-based or project-based rental assistance for lead-based hazards, 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 “ Keep Children and
5 Families Safe from Lead Hazards Act”.

6 **SEC. 2. LEAD-BASED PAINT.**

7 (a) **DEFINITIONS.**—In this section—

1 (1) the term “covered housing” means a dwell-
2 ing unit receiving project-based rental assistance or
3 tenant-based rental assistance under section 8 of the
4 United States Housing Act of 1937 (42 U.S.C.
5 1437f); and

6 (2) the term “Department” means the Depart-
7 ment of Housing and Urban Development.

8 (b) ANNUAL RISK ASSESSMENT AND REPORT.—Not
9 later than 1 year after the date of enactment of this Act,
10 and every year thereafter, the Deputy Assistant Secretary
11 for the Office of Multifamily Housing Programs of the De-
12 partment, in collaboration with the Office of Lead Hazard
13 Control and Healthy Homes of the Department, shall—

14 (1) conduct a risk assessment of covered hous-
15 ing to identify properties with the greatest risk of
16 exposing children under the age of 6 years old to
17 lead hazards, including lead-based paint and lead
18 service lines;

19 (2) develop an action plan relating to remedi-
20 ation, control, and safeguards to address lead haz-
21 ards, including lead-based paint and lead-service
22 lines, in covered housing identified in the risk as-
23 sessment conducted under paragraph (1), with pri-
24 ority given to those properties with children under
25 the age of 6 years old; and

1 (3) submit to Congress a report on properties
2 with covered housing that have lead-based paint or
3 lead service lines, including the number of children
4 under the age of 6 years old living at these prop-
5 erties.

6 (c) UNIFORM PHYSICAL CONDITION STANDARD IN-
7 SPECTIONS.—In conducting uniform physical condition in-
8 spections in accordance with part 5 of title 24, Code of
9 Federal Regulations, or any successor regulation, the Sec-
10 retary shall include lead-based paint and lead service lines
11 in the graded scoring as an exigent health and safety defi-
12 ciency to ensure that—

13 (1) lead-based paint and lead service lines are
14 tracked at each applicable property; and

15 (2) the owners of those properties are held ac-
16 countable for remediating deficiencies.

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