

119TH CONGRESS
1ST SESSION

S. 2463

To provide grants to State and local governments that enact or are fiscally responsible for implementing right to counsel legislation for low-income tenants facing eviction, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JULY 24, 2025

Mr. BOOKER (for himself, Mr. VAN HOLLEN, Mr. WYDEN, Mr. SANDERS, and Mr. BLUMENTHAL) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide grants to State and local governments that enact or are fiscally responsible for implementing right to counsel legislation for low-income tenants facing eviction, 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 “Eviction Right to
5 Counsel Act of 2025”.

6 **SEC. 2. EVICTION RIGHT TO COUNSEL FUND.**

7 (a) DEFINITIONS.—In this section:

1 (1) COVERED INDIVIDUAL.—The term “covered
2 individual” means a tenant with an income that is
3 equal to or less than 200 percent of the Federal pov-
4 erty line.

5 (2) COVERED PROCEEDING.—The term “cov-
6 ered proceeding” means a civil action in a court or
7 administrative forum for—

8 (A) eviction, or an equivalent ejectment,
9 from the primary residence of the tenant; or

10 (B) the termination of a housing subsidy.

11 (3) ELIGIBLE ENTITY.—The term “eligible enti-
12 ty” means a State government, a local government,
13 or an Indian Tribal government.

14 (4) FUND.—The term “Fund” means the Evic-
15 tion Right to Counsel Fund established under sub-
16 section (b).

17 (5) INDIAN TRIBAL GOVERNMENT.—The term
18 “Indian Tribal government” has the meaning given
19 the term “Indian tribal government” in section 102
20 of the Robert T. Stafford Disaster Relief and Emer-
21 gency Assistance Act (42 U.S.C. 5122).

22 (6) RIGHT TO COUNSEL LEGISLATION.—The
23 term “right to counsel legislation” means legislation
24 that specifies that full legal representation shall be

1 provided at no cost to all covered individuals in a
2 covered proceeding.

3 (7) SECRETARY.—The term “Secretary” means
4 the Secretary of Housing and Urban Development.

5 (8) STATE.—The term “State” means each of
6 the 50 States, the District of Columbia, and any ter-
7 ritory or possession of the United States.

8 (b) ESTABLISHMENT OF FUND.—

9 (1) IN GENERAL.—There is established in the
10 Treasury of the United States a fund to be known
11 as the “Eviction Right to Counsel Fund” consisting
12 of the amounts authorized to be appropriated under
13 paragraph (2).

14 (2) DEPOSITS TO THE FUND.—There are au-
15 thorized to be appropriated to the Fund
16 \$100,000,000 for each of fiscal years 2026 through
17 2030 for the cost of making grants under subsection
18 (c).

19 (c) GRANTS.—

20 (1) IN GENERAL.—The Secretary shall establish
21 a program to provide grants to eligible entities that
22 enact right to counsel legislation or are fiscally re-
23 sponsible for implementing right to counsel legisla-
24 tion.

25 (2) APPLICATION.—

1 (A) IN GENERAL.—An eligible entity that
 2 desires a grant from the Secretary under this
 3 subsection shall submit to the Secretary an ap-
 4 plication at such time, in such manner, and ac-
 5 companied by such information as the Secretary
 6 may reasonably require.

7 (B) REQUIREMENT.—An application sub-
 8 mitted under subparagraph (A) shall include a
 9 certification that the eligible entity has enacted
 10 right to counsel legislation or is fiscally respon-
 11 sible for implementing right to counsel legisla-
 12 tion.

13 (3) PRIORITY.—In selecting applicants under
 14 this section, the Secretary shall prioritize funding
 15 for eligible entities that—

16 (A) have enacted, or are fiscally respon-
 17 sible for implementing, laws that—

18 (i) limit the causes for which a land-
 19 lord can evict a tenant or refuse to renew
 20 the lease of a tenant when the tenant is
 21 not at fault or in violation of any law;

22 (ii) require adequate written notice
 23 periods of not less than 30 days for ten-
 24 ants facing eviction;

1 (iii) establish eviction diversion pro-
2 grams; or

3 (iv) provide emergency rental assist-
4 ance to tenants; or

5 (B) will prioritize using grant funds for
6 the training and recruitment of attorneys to
7 provide representation for covered individuals in
8 a covered proceeding.

9 (4) USE OF FUNDS.—A recipient of a grant
10 under this section may use the grant funds for the
11 costs incurred by right to counsel legislation, includ-
12 ing providing training resources for attorneys rep-
13 resenting covered individuals in covered proceedings.

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