To provide for expedited payment of emergency rental assistance funds, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 15, 2021

Mr. McHenry (for himself, Mr. Lucas, Mr. Posey, Mr. Luetkemeyer, Mr. Huizenga, Mrs. Wagner, Mr. Barr, Mr. Williams of Texas, Mr. Hill, Mr. Emmer, Mr. Zeldin, Mr. Loudermilk, Mr. Mooney, Mr. Davidson, Mr. Budd, Mr. Kustoff, Mr. Hollingsworth, Mr. Gonzalez of Ohio, Mr. Rose, Mr. Steil, Mr. Gooden of Texas, Mr. Timmons, and Mr. Taylor) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To provide for expedited payment of emergency rental assistance funds, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Renter Protection Act of 2021”.

SEC. 2. EMERGENCY RENTAL ASSISTANCE.

(a) ARPA FUNDS.—Notwithstanding any inconsistent provision of section 3201 of the American Rescue
Plan Act of 2021 (15 U.S.C. 9058e(a)(1)), amounts made available under subsection (a)(1) of such section shall be subject to the following requirements:

(1) PAYMENT.—Any amounts allocated to an eligible grantee that, as of July 1, 2021, have not been paid to the eligible grantee shall be paid (but not reallocated) to the eligible grantee in accordance with section 501(b) of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (15 U.S.C. 9058a(b)), except that such section 501(b)(1)(A)(i) shall be applied to such amounts by substituting “the Renter Protection Act of 2021” for “this section”.

(2) USE FOR RENTAL ARREARS; TREATMENT.—Any amounts described in paragraph (1) and any amounts that have been paid to an eligible grantee under such section 3201 but have not been used, as of July 1, 2021, to assist an eligible household, shall be—

(A) used only to provide financial assistance specified in paragraph (6) of section 501(c) of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (15 U.S.C. 9058a(c)(6)), as added by subsection (b) of this section; and
(B) treated as having been paid to such eligible grantee pursuant to such section 501(a) and shall be subject to the provisions of such section 501, as amended by this section, except to the extent inconsistent with this section.

(b) Requirement To Use Consolidated Appropriations Act Funds for Rental Arrears.—Subsection (c) of section 501 of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (15 U.S.C. 9058a(c)), is amended by adding at the end the following new paragraph:

“(6) Requirement to Use Assistance for Rental Arrears.—Notwithstanding any other provision of this subsection, effective July 1, 2021, any funds paid to an eligible grantee pursuant to subsection (a) that have not been used to assist an eligible household shall be used only to provide financial assistance to eligible households solely for the payment of rent arrears under paragraph (2)(A)(ii) of this subsection.”.

(c) Availability of Funds.—Paragraph (1) of section 501(e) of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (15 U.S.C.
9058a(e)(1)), is amended by striking “September 30, 2022” and inserting “December 31, 2021”.

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