

HR 5196

Expediting Assistance to Renters and Landlords Act of 2021

Congress: 117 (2021–2023, Ended)

Chamber: House

Policy Area: Housing and Community Development

Introduced: Sep 7, 2021

Current Status: Ordered to be Reported in the Nature of a Substitute (Amended) by the Yeas and Nays: 28 - 22.

Latest Action: Ordered to be Reported in the Nature of a Substitute (Amended) by the Yeas and Nays: 28 - 22. (Sep 15, 2021)

Official Text: <https://www.congress.gov/bill/117th-congress/house-bill/5196>

Sponsor

Name: Rep. Waters, Maxine [D-CA-43]

Party: Democratic • **State:** CA • **Chamber:** House

Cosponsors (48 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Adams, Alma S. [D-NC-12]	D · NC		Sep 7, 2021
Rep. Garcia, Sylvia R. [D-TX-29]	D · TX		Sep 7, 2021
Rep. Green, Al [D-TX-9]	D · TX		Sep 7, 2021
Rep. Maloney, Carolyn B. [D-NY-12]	D · NY		Sep 7, 2021
Rep. Torres, Ritchie [D-NY-15]	D · NY		Sep 7, 2021
Rep. Velazquez, Nydia M. [D-NY-7]	D · NY		Sep 7, 2021
Rep. Williams, Nikema [D-GA-5]	D · GA		Sep 7, 2021
Rep. Lynch, Stephen F. [D-MA-8]	D · MA		Sep 10, 2021
Rep. McBath, Lucy [D-GA-6]	D · GA		Sep 10, 2021
Rep. Meeks, Gregory W. [D-NY-5]	D · NY		Sep 10, 2021
Del. Norton, Eleanor Holmes [D-DC-At Large]	D · DC		Sep 23, 2021
Rep. Bass, Karen [D-CA-37]	D · CA		Sep 23, 2021
Rep. Blumenauer, Earl [D-OR-3]	D · OR		Sep 23, 2021
Rep. Bonamici, Suzanne [D-OR-1]	D · OR		Sep 23, 2021
Rep. Cicilline, David N. [D-RI-1]	D · RI		Sep 23, 2021
Rep. Espaillat, Adriano [D-NY-13]	D · NY		Sep 23, 2021
Rep. Higgins, Brian [D-NY-26]	D · NY		Sep 23, 2021
Rep. Jackson Lee, Sheila [D-TX-18]	D · TX		Sep 23, 2021
Rep. Lee, Barbara [D-CA-13]	D · CA		Sep 23, 2021
Rep. McGovern, James P. [D-MA-2]	D · MA		Sep 23, 2021
Rep. Meng, Grace [D-NY-6]	D · NY		Sep 23, 2021
Rep. Raskin, Jamie [D-MD-8]	D · MD		Sep 23, 2021
Rep. Ross, Deborah K. [D-NC-2]	D · NC		Sep 23, 2021
Rep. Sánchez, Linda T. [D-CA-38]	D · CA		Sep 23, 2021
Rep. Sires, Albio [D-NJ-8]	D · NJ		Sep 23, 2021
Del. San Nicolas, Michael F. Q. [D-GU-At Large]	D · GU		Oct 8, 2021
Rep. Aguilar, Pete [D-CA-31]	D · CA		Oct 8, 2021
Rep. Clarke, Yvette D. [D-NY-9]	D · NY		Oct 8, 2021
Rep. Davis, Danny K. [D-IL-7]	D · IL		Oct 8, 2021
Rep. DeGette, Diana [D-CO-1]	D · CO		Oct 8, 2021
Rep. Demings, Val Butler [D-FL-10]	D · FL		Oct 8, 2021
Rep. Doggett, Lloyd [D-TX-35]	D · TX		Oct 8, 2021
Rep. Evans, Dwight [D-PA-3]	D · PA		Oct 8, 2021
Rep. Foster, Bill [D-IL-11]	D · IL		Oct 8, 2021
Rep. Grijalva, Raúl M. [D-AZ-3]	D · AZ		Oct 8, 2021
Rep. Jones, Mondaire [D-NY-17]	D · NY		Oct 8, 2021
Rep. Lawrence, Brenda L. [D-MI-14]	D · MI		Oct 8, 2021
Rep. Newman, Marie [D-IL-3]	D · IL		Oct 8, 2021
Rep. Omar, Ilhan [D-MN-5]	D · MN		Oct 8, 2021
Rep. Scanlon, Mary Gay [D-PA-5]	D · PA		Oct 8, 2021
Rep. Schakowsky, Janice D. [D-IL-9]	D · IL		Oct 8, 2021

Cosponsor	Party / State	Role	Date Joined
Rep. Sherman, Brad [D-CA-30]	D · CA		Oct 8, 2021
Rep. Stansbury, Melanie Ann [D-NM-1]	D · NM		Oct 8, 2021
Rep. Thompson, Mike [D-CA-5]	D · CA		Oct 8, 2021
Rep. Titus, Dina [D-NV-1]	D · NV		Oct 8, 2021
Rep. Wasserman Schultz, Debbie [D-FL-23]	D · FL		Oct 8, 2021
Rep. Welch, Peter [D-VT-At Large]	D · VT		Oct 8, 2021
Rep. Ruppersberger, C. A. Dutch [D-MD-2]	D · MD		Mar 1, 2022

Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Markup By	Sep 14, 2021

Subjects & Policy Tags

Policy Area:

Housing and Community Development

Related Bills

Bill	Relationship	Last Action
117 HR 5269	Related bill	Sep 17, 2021: Referred to the House Committee on Financial Services.

Summary (as of Sep 7, 2021)

Expediting Assistance to Renters and Landlords Act of 2021

This bill modifies the Department of the Treasury's Emergency Rental Assistance program by extending time limits on payments, allowing landlords to seek rents and arrears from the program without renter consent, and allowing renters to prove eligibility through attestation.

The program provides grants to state and local governments to assist eligible households in paying rent and utility costs and other expenses related to housing incurred due to the COVID-19 pandemic.

The bill extends the availability of program assistance from 18 to 24 months for eligible households. The bill also relaxes requirements for proof of eligibility by requiring only that households attest that they meet eligibility requirements instead of requiring proof of eligibility. It also allows for direct payment of funds to eligible households where the landlord refuses direct payment.

Additionally, the bill allows a landlord to apply for program funds without the consent of a renter if the landlord agrees to certain terms, including a 120-day bar on evicting the renter for nonpayment.

This bill also expands the stable housing services available under the program to additional low-income households.

Further, the bill requires Treasury and state and local governments to increase outreach to renters and landlords and allows for coordination with public entities to provide application assistance services.

Actions Timeline

- **Sep 15, 2021:** Ordered to be Reported in the Nature of a Substitute (Amended) by the Yeas and Nays: 28 - 22.
- **Sep 14, 2021:** Committee Consideration and Mark-up Session Held.
- **Sep 13, 2021:** Committee Consideration and Mark-up Session Held.
- **Sep 7, 2021:** Introduced in House
- **Sep 7, 2021:** Referred to the House Committee on Financial Services.