

HR 6556

Landlord Accountability Act of 2022

Congress: 117 (2021–2023, Ended)

Chamber: House

Policy Area: Housing and Community Development

Introduced: Feb 1, 2022

Current Status: Referred to the Subcommittee on the Constitution, Civil Rights, and Civil Liberties.

Latest Action: Referred to the Subcommittee on the Constitution, Civil Rights, and Civil Liberties. (Nov 1, 2022)

Official Text: <https://www.congress.gov/bill/117th-congress/house-bill/6556>

Sponsor

Name: Rep. Velazquez, Nydia M. [D-NY-7]

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

Cosponsors (1 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Castor, Kathy [D-FL-14]	D · FL		Jul 26, 2022

Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred To	Feb 1, 2022
Judiciary Committee	House	Referred to	Nov 1, 2022
Ways and Means Committee	House	Referred To	Feb 1, 2022

Subjects & Policy Tags

Policy Area:

Housing and Community Development

Related Bills

No related bills are listed.

Landlord Accountability Act of 2022

This bill provides protections to tenants of certain federally assisted housing and establishes a low-income housing maintenance tax credit for eligible landlords.

Specifically, the bill prohibits discrimination, in the context of rental housing, against individuals who possess a housing choice voucher. Additionally, the bill prohibits landlords from taking or failing to take certain actions with the intent to make a unit ineligible to receive assistance from the Department of Housing and Urban Development (HUD). Landlords that violate this prohibition are subject to a penalty for each violation and may be sued by tenants who are harmed.

In addition, the bill allows HUD to provide grants to states, Indian tribes, local governments, and affordable housing organizations to develop, expand, and assist tenant harassment prevention programs.

The bill also provides protections to tenants of multifamily housing projects by requiring HUD to (1) increase the staffing level for the Multifamily Housing Complaint Line, (2) create a Multifamily Housing Complaint Resolution Program, and (3) publicly disclose on its website information regarding each complaint received under the program. Landlords must also display in certain multifamily housing projects information about the complaint line and the phone number of the regional or local HUD office.

In addition, the bill provides a tax credit to qualifying landlords that is equal to the landlord's low-income housing maintenance expenses for the year. To qualify, landlords must have addressed within 30 days any complaints filed against them under the complaint resolution program.

Actions Timeline

- **Nov 1, 2022:** Referred to the Subcommittee on the Constitution, Civil Rights, and Civil Liberties.
- **Feb 1, 2022:** Introduced in House
- **Feb 1, 2022:** Referred to the Committee on Financial Services, and in addition to the Committees on Ways and Means, and the Judiciary, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.