

HR 1431

Landlord Accountability Act of 2023

Congress: 118 (2023–2025, Ended)

Chamber: House

Policy Area: Housing and Community Development

Introduced: Mar 7, 2023

Current Status: Referred to the Committee on Financial Services, and in addition to the Committees on Ways and Means

Latest Action: 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. (Mar 7, 2023)

Official Text: <https://www.congress.gov/bill/118th-congress/house-bill/1431>

Sponsor

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

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

Cosponsors

No cosponsors are listed for this bill.

Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred To	Mar 7, 2023
Judiciary Committee	House	Referred To	Mar 7, 2023
Ways and Means Committee	House	Referred To	Mar 7, 2023

Subjects & Policy Tags

Policy Area:

Housing and Community Development

Related Bills

No related bills are listed.

Landlord Accountability Act of 2023

This bill prohibits housing discrimination based on income, 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 rental housing and residential real estate transactions based on an individual's source of income and provides for penalties. Protected income sources include

- housing vouchers and rental assistance,
- rental and homeownership subsidies,
- Social Security and disability income assistance, and
- spousal and child support.

Additionally, landlords are prohibited from taking or failing to take certain actions with the intent to make a unit ineligible to receive Department of Housing and Urban Development (HUD) assistance. Landlords that violate this prohibition are subject to penalties and may be sued by harmed tenants. The bill further prohibits property owners of certain multifamily housing projects from intentionally leaving a unit vacant for more than 60 days. Property owners that violate this prohibition are subject to penalties.

The bill also provides protections to tenants of multifamily housing projects, including by requiring HUD to increase the staffing level for the Multifamily Housing Complaint Line and to create a Multifamily Housing Complaint Resolution Program.

In addition, HUD may provide grants to develop, expand, and assist tenant harassment prevention programs.

Finally, the bill establishes a tax credit for qualifying landlords that is equal to the landlord's annual low-income housing maintenance expenses. To qualify, a landlord must have addressed within 30 days any relevant complaints filed under the complaint resolution program.

Actions Timeline

- **Mar 7, 2023:** Introduced in House
- **Mar 7, 2023:** 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.