

117TH CONGRESS
1ST SESSION

H. R. 3913

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.

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 “Renter Protection Act
5 of 2021”.

6 **SEC. 2. EMERGENCY RENTAL ASSISTANCE.**

7 (a) ARPA FUNDS.—Notwithstanding any incon-
8 sistent provision of section 3201 of the American Rescue

1 Plan Act of 2021 (15 U.S.C. 9058c(a)(1)), amounts made
2 available under subsection (a)(1) of such section shall be
3 subject to the following requirements:

4 (1) PAYMENT.—Any amounts allocated to an
5 eligible grantee that, as of July 1, 2021, have not
6 been paid to the eligible grantee shall be paid (but
7 not reallocated) to the eligible grantee in accordance
8 with section 501(b) of subtitle A of title V of divi-
9 sion N of the Consolidated Appropriations Act, 2021
10 (15 U.S.C. 9058a(b)), except that such section
11 501(b)(1)(A)(i) shall be applied to such amounts by
12 substituting “the Renter Protection Act of 2021”
13 for “this section”.

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

20 (A) used only to provide financial assist-
21 ance specified in paragraph (6) of section
22 501(c) of subtitle A of title V of division N of
23 the Consolidated Appropriations Act, 2021 (15
24 U.S.C. 9058a(c)(6)), as added by subsection (b)
25 of this section; and

1 (B) treated as having been paid to such el-
2 igible grantee pursuant to such section 501(a)
3 and shall be subject to the provisions of such
4 section 501, as amended by this section, except
5 to the extent inconsistent with this section.

6 (b) REQUIREMENT TO USE CONSOLIDATED APPRO-
7 PRIATIONS ACT FUNDS FOR RENTAL ARREARS.—Sub-
8 section (c) of section 501 of subtitle A of title V of division
9 N of the Consolidated Appropriations Act, 2021 (15
10 U.S.C. 9058a(c)), is amended by adding at the end the
11 following new paragraph:

12 “(6) REQUIREMENT TO USE ASSISTANCE FOR
13 RENTAL ARREARS.—Notwithstanding any other pro-
14 vision of this subsection, effective July 1, 2021, any
15 funds paid to an eligible grantee pursuant to sub-
16 section (a) that have not been used to assist an eligi-
17 ble household shall be used only to provide financial
18 assistance to eligible households solely for the pay-
19 ment of rent arrears under paragraph (2)(A)(ii) of
20 this subsection.”.

21 (c) AVAILABILITY OF FUNDS.—Paragraph (1) of sec-
22 tion 501(e) of subtitle A of title V of division N of the
23 Consolidated Appropriations Act, 2021 (15 U.S.C.

1 9058a(e)(1)), is amended by striking “September 30,
2 2022” and inserting “December 31, 2021”.

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