

118TH CONGRESS  
1ST SESSION

# S. 577

To require the Department of Housing and Urban Development to conduct an annual risk assessment of properties receiving tenant-based or project-based rental assistance for lead-based hazards, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

MARCH 1, 2023

Mr. RUBIO (for himself and Mr. WARNOCK) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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## A BILL

To require the Department of Housing and Urban Development to conduct an annual risk assessment of properties receiving tenant-based or project-based rental assistance for lead-based hazards, 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 “Keep Children and  
5 Families Safe from Lead Hazards Act of 2023”.

6 **SEC. 2. LEAD-BASED PAINT.**

7 (a) DEFINITIONS.—In this section—

1           (1) the term “covered housing” means a dwell-  
2           ing unit receiving project-based rental assistance or  
3           tenant-based rental assistance under section 8 of the  
4           United States Housing Act of 1937 (42 U.S.C.  
5           1437f); and

6           (2) the term “Department” means the Depart-  
7           ment of Housing and Urban Development.

8           (b) ANNUAL RISK ASSESSMENT AND REPORT.—Not  
9           later than 1 year after the date of enactment of this Act,  
10          and every year thereafter, the Deputy Assistant Secretary  
11          for the Office of Multifamily Housing Programs of the De-  
12          partment, in collaboration with the Office of Lead Hazard  
13          Control and Healthy Homes of the Department, shall—

14               (1) conduct a risk assessment of covered hous-  
15               ing to identify properties with the greatest risk of  
16               exposing children under the age of 6 years old to  
17               lead hazards, including lead-based paint and lead  
18               service lines;

19               (2) develop an action plan relating to remedi-  
20               ation, control, and safeguards to address lead haz-  
21               ards, including lead-based paint and lead-service  
22               lines, in covered housing identified in the risk as-  
23               sessment conducted under paragraph (1), with pri-  
24               ority given to those properties with children under  
25               the age of 6 years old; and

1           (3) submit to Congress a report on properties  
2           with covered housing that have lead-based paint or  
3           lead service lines, including the number of children  
4           under the age of 6 years old living at these prop-  
5           erties.

6           (c) UNIFORM PHYSICAL CONDITION STANDARD IN-  
7           SPECTIONS.—In conducting uniform physical condition in-  
8           spections in accordance with part 5 of title 24, Code of  
9           Federal Regulations, or any successor regulation, the Sec-  
10          retary shall include lead-based paint and lead service lines  
11          in the graded scoring as an exigent health and safety defi-  
12          ciency to ensure that—

13               (1) lead-based paint and lead service lines are  
14               tracked at each applicable property; and

15               (2) the owners of those properties are held ac-  
16               countable for remediating deficiencies.

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