

**AMENDMENT TO THE AMENDMENT IN THE
NATURE OF A SUBSTITUTE TO H.R. 6644
OFFERED BY MS. WILLIAMS OF GEORGIA**

Add at the end the following:

TITLE VI—OTHER MATTERS

SEC. 601. GRANTS FOR ADOPTION OF THE UNIFORM PARTITION OF HEIRS PROPERTY ACT; ASSISTANCE RELATING TO PROPERTY RESOLUTION.

UNIFORM PARTITION OF HEIRS PROPERTY ACT.—

(1) IN GENERAL.—The Secretary of Housing and Urban Development shall, not later than 1 year after the date of the enactment of this section, establish a pilot program that awards grants to eligible jurisdictions that—

(A) before the date of the enactment of this section, had enacted or adopted the Uniform Partition of Heirs Property Act as approved and recommended for enactment in all the States by the National Conference of Commissioners on Uniform State Laws in 2010 or a similar law that the Secretary determines is a substantial equivalent; and

(2) USE OF AMOUNTS.—

(2) USE OF AMOUNTS.—
(A) IN GENERAL.—An eligible jurisdiction that is awarded amounts under this subsection shall use such amounts to assist residents of such eligible jurisdiction with expenses related to establishing and documenting property ownership rights or settling a decedent's estate, including fees and costs related to—

- (i) obtaining title reports and title abstracts;
- (ii) obtaining copies of public records;
- (iii) land surveys;
- (iv) estate planning;
- (v) heirs search or tracing services;
- (vi) recording and filing fees;
- (vii) notary fees; and
- (viii) legal fees and expenses.

1 (B) LAYERING OF ASSISTANCE.—An eligible
2 jurisdiction that receives amounts under
3 this subsection may use such amounts to assist
4 residents of such State who are receiving assist-
5 ance from other sources, including Federal,
6 State, local, private, public, and nonprofit
7 sources.

14 (4) SUNSET.—The pilot program established
15 under this subsection shall terminate on the date
16 that is 4 years after the date of the enactment of
17 this section.

18 (5) ELIGIBLE JURISDICTION DEFINED.—In this
19 subsection:

20 (A) IN GENERAL.—The term “eligible ju-
21 risdiction” means—
22 (i) a State;
23 (ii) an insular area; or
24 (iii) an Indian Tribe.

1 (B) OTHER DEFINITIONS.—The terms
2 "State", "insular area", and "Indian tribe"
3 have the meaning given those terms, respec-
4 tively, in section 102 of the Housing and Com-
5 munity Development Act of 1974 (42 U.S.C.
6 5302).

7 (b) GRANTS TO PROVIDE ASSISTANCE RELATING TO
8 HEIRS' PROPERTY RESOLUTION.—

21 (3) CONSIDERATIONS FOR AWARDS.—The Sec-
22 retary, in awarding grants under this subsection,
23 shall consider—

24 (A) whether the eligible entity has a prov-
25 en track record of—

1 (i) providing assistance to home-
2 owners;

3 (ii) targeting services to low- and
4 moderate-income persons; and

5 (iii) providing services in neighbor-
6 hoods that have a high concentrations of
7 low- and moderate-income persons;

8 (B) whether the eligible entity has planned
9 or existing partnerships with other eligible enti-
10 ties; and

11 (C) whether the eligible entity is located in
12 an area with a high number of owners of heirs'
13 property, as determined by the Secretary.

18 (5) DEFINITIONS.—In this subsection:

21 (i) a HUD approved housing coun-
22 seling agency;

23 (ii) a legal services clinic operated by
24 an institute of higher education; or

25 (iii) a qualifying nonprofit

15 (D) LOW- AND MODERATE-INCOME PER-
16 SONS.—

17 (i) IN GENERAL.—The term “low- and
18 moderate-income persons” means an indi-
19 vidual whose household income does not
20 exceed 120 percent of the median income
21 for the area, as determined by the Sec-
22 retary.

23 (ii) EXCEPTION.—If the area de-
24 scribed in subparagraph (A) is a high-cost
25 area, as determined by the Secretary, the

1 term “low- and moderate-income persons”
2 means a homeowner whose household in-
3 come does not exceed 140 percent of the
4 median income for the area.

5 (E) QUALIFYING NONPROFIT.—The term
6 “qualifying nonprofit” means a nonprofit, mis-
7 sion-driven entity that, as determined by the
8 Secretary—

9 (i) has a track record of providing as-
10 sistance to homeowners;

11 (ii) targets services to low- and mod-
12 erate-income persons; or

16 (c) REPORTS.—

11 (d) HEIRS' PROPERTY HOUSING COUNSELING.—Sec-
12 tion 106(g) of the Housing and Urban Development Act
13 of 1968 (12 U.S.C. 1701x(g)) is amended by adding at
14 the end the following:

15 “(6) COUNSELING WITH RESPECT TO HEIRS’
16 PROPERTY.—

17 “(A) IN GENERAL.—Any nonprofit organi-
18 zation that receives amounts under this section
19 shall, when providing homeownership counseling
20 services to an individual—

22 “(I) what heirs' property is;

1 “(III) how to avoid heirs’ prop-
2 erty issues; and

3 “(ii) inform such individual of all
4 available estate planning and title clearing
5 options, assistance, and services.

6 “(B) REFERRAL.—The Secretary shall en-
7 sure that each nonprofit organization that re-
8 ceives amounts under this section has proce-
9 dures to refer individuals, where appropriate, to
10 mission-driven nonprofit organizations and legal
11 services clinics operated by institutes of higher
12 education that are capable of assisting an indi-
13 vidual—

14 “(i) to clear title with respect to heirs’
15 property; and

16 “(ii) with general estate planning.

17 “(C) HEIRS’ PROPERTY.—The term ‘heirs’
18 property’ means residential property for
19 which—

20 “(i) title passed by operation of law
21 through intestacy; and

22 “(ii) is held by 2 or more heirs as ten-
23 ants in common.”.



