

**AMENDMENT TO THE NATURE OF A SUBSTITUTE  
TO H.R. 1640  
OFFERED BY MS. WILLIAMS OF GEORGIA**

Strike all after the enacting clause and insert the following:

**1 SEC. 1. SHORT TITLE.**

2       This Act may be cited as the “Heirs Estate Inherit-  
3 ance Resolution and Succession Act of 2025” or the  
4 “HEIRS Act of 2025”.

**5 SEC. 2. GRANTS FOR ELIGIBLE ENTITIES THAT ADOPT THE  
6                   UNIFORM PARTITION OF HEIRS PROPERTY  
7                   ACT.**

8       (a) IN GENERAL.—The Secretary of Housing and  
9 Urban Development may establish a grant program that  
10 provides amounts to eligible entities that—

11           (1) before the date of the enactment of this sec-  
12 tion, had enacted or adopted the Uniform Partition  
13 of Heirs Property Act as approved and rec-  
14 ommended for enactment in all the States by the  
15 National Conference of Commissioners on Uniform  
16 State Laws in 2010 or a similar law that the Sec-  
17 retary determines is a substantial equivalent; or

1           (2) on or after the date of the enactment of this  
2           section, enact or adopt the Uniform Partition of  
3           Heirs Property Act as approved and recommended  
4           for enactment in all the States by the National Con-  
5           ference of Commissioners on Uniform State Laws in  
6           2010 or a similar law that the Secretary determines  
7           is a substantial equivalent.

8           (b) USE OF AMOUNTS.—Each eligible entity that re-  
9           ceives amounts under this section shall use such amounts  
10          to assist residents residing in the jurisdiction of such eligi-  
11          ble entity with bona fide expenses relating to establishing  
12          and documenting property ownership rights or settling a  
13          decedent’s estate, including fees and costs related to ob-  
14          taining title reports and title abstracts, copies of public  
15          records, land surveys, estate planning, heirs search or  
16          tracing services, recording and filing fees, notary fees, and  
17          legal fees and expenses.

18          (c) REGULATIONS AND CRITERIA FOR SELECTION.—  
19          The Secretary shall, not later than 1 year after estab-  
20          lishing any grant program under this section, issue a rule  
21          to carry out this section that includes criteria for selecting  
22          eligible entities to receive amounts under this section.

23          (d) RULE OF CONSTRUCTION.—Nothing in this sec-  
24          tion may be construed to prohibit an eligible entity that  
25          receives amounts under this section from using such

1 amounts to assist residents residing in the jurisdiction of  
2 such eligible entity who are receiving assistance from other  
3 sources, including Federal, State, local, private, public,  
4 and nonprofit sources.

5 (e) DEFINITIONS.—In this section:

6 (1) SECRETARY.—The term “Secretary” means  
7 the Secretary of Housing and Urban Development.

8 (2) ELIGIBLE ENTITY.—The term “eligible enti-  
9 ty” means—

10 (A) a State, as such term is defined in sec-  
11 tion 102 of the Housing and Community Devel-  
12 opment Act of 1974;

13 (B) a unit of general local government, as  
14 such term is defined in section 102 of the  
15 Housing and Community Development Act of  
16 1974;

17 (C) a territory; and

18 (D) a Tribal government.

19 (f) SUNSET.—Any program established under this  
20 section shall terminate on the date that is 7 years after  
21 the date of enactment of this section.

22 **SEC. 3. GRANTS TO PROVIDE ASSISTANCE RELATING TO**  
23 **HEIRS' PROPERTY RESOLUTION.**

24 (a) IN GENERAL.—The Secretary of Housing and  
25 Urban Development may carry out a program under this

1 section to provide grants each year to eligible entities to  
2 use to provide housing counseling, legal assistance, and  
3 financial assistance related to title clearing and home re-  
4 tention efforts for owners of heirs' property.

5 (b) AWARDS.—The Secretary shall consider the fol-  
6 lowing when awarding grants under this section:

7 (1) Whether the eligible entity has a proven  
8 track record of—

9 (A) providing assistance to homeowners;

10 (B) targeting services to underserved and  
11 low- and moderate-income persons; and

12 (C) providing services in neighborhoods  
13 that have a high concentrations of underserved  
14 persons or low- and moderate-income persons.

15 (2) Whether the eligible entity has planned or  
16 existing partnerships with other eligible entities.

17 (3) Whether the eligible entity is located in an  
18 area with a high number of owners of heirs' prop-  
19 erty, as determined by the Secretary.

20 (c) DEFINITIONS.—For purposes of this section, the  
21 following definitions shall apply:

22 (1) ELIGIBLE ENTITY.—The term “eligible enti-  
23 ty” means—

24 (A) a HUD approved housing counseling  
25 agency;

1 (B) a legal services clinics operated by an  
2 institute of higher education; or

3 (C) a qualifying nonprofit.

4 (2) HEIRS' PROPERTY.—The term “heirs’ prop-  
5 erty” means residential property for which title  
6 passed by operation of law through intestacy and is  
7 held by two or more heirs as tenants in common.

8 (3) HUD APPROVED HOUSING COUNSELING  
9 AGENCY.—The term “HUD approved housing coun-  
10 seling agency” means a housing counseling agency  
11 found eligible to receive assistance by the Depart-  
12 ment of Housing and Urban Development under sec-  
13 tion 106(a)(2) of the Housing and Urban Develop-  
14 ment Act of 1968.

15 (4) LOW- AND MODERATE-INCOME PERSONS.—

16 (A) IN GENERAL.—The term “low- and  
17 moderate-income persons” means a person  
18 whose household income does not exceed 120  
19 percent of the median income for the area, as  
20 determined by the Secretary, within which—

21 (i) the heirs’ property which respect to  
22 which the homeowner is seeking assistance  
23 is located; or

24 (ii) the place of residence of the home-  
25 owner is located.

1 (B) EXCEPTION.—If the area described in  
2 subparagraph (A) is a high-cost area, as deter-  
3 mined by the Secretary, the term “low- and  
4 moderate-income persons” means a homeowner  
5 whose household income does not exceed 140  
6 percent of the median income for the area.

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

10 (A) has a track record of providing assist-  
11 ance to homeowners;

12 (B) targets services to underserved and  
13 low- and moderate-income persons; or

14 (C) provides services in neighborhoods that  
15 have high concentrations of underserved per-  
16 sons and low- and moderate-income persons.

17 (6) SECRETARY.—The term “Secretary” means  
18 the Secretary of Housing and Urban Development.

19 (d) SUNSET.—Any program established under this  
20 section shall terminate on the date that is 7 years after  
21 the date of enactment of this section.

22 **SEC. 4. HEIRS' PROPERTY HOUSING COUNSELING.**

23 Section 106(g) of the Housing and Urban Develop-  
24 ment Act of 1968 (12 U.S.C. 1701x(g)) is amended by  
25 adding at the end the following:

1           “(6) COUNSELING WITH RESPECT TO HEIRS’  
2           PROPERTY.—

3           “(A) IN GENERAL.—Any nonprofit organi-  
4           zation that receives amounts under this section  
5           shall, when providing homeownership counseling  
6           services to consumers—

7                   “(i) explain to such consumers what  
8                   heirs’ property is, the risks associated with  
9                   heirs’ property, and how to avoid heirs’  
10                  property issues; and

11                  “(ii) inform such consumers of all  
12                  available estate planning and title clearing  
13                  options, assistance, and services, including  
14                  those offered under sections 2 and 3 of the  
15                  Heirs Estate Inheritance Resolution and  
16                  Succession Act of 2025.

17           “(B) REFERRAL.—The Secretary shall en-  
18           sure that each nonprofit organization that re-  
19           ceives amounts under this section knows how to  
20           refer consumers, where appropriate, to mission-  
21           driven nonprofit organizations and legal services  
22           clinics operated by institutes of higher edu-  
23           cation that are capable of assisting a consumer  
24           to clear title and with general estate planning.

1                   “(C) HEIRS’ PROPERTY.—The term ‘heirs’  
2                   property’ means residential property for which  
3                   title passed by operation of law through intes-  
4                   tacy and is held by two or more heirs as ten-  
5                   ants in common.”.

