

**Suspend the Rules and Pass the Bill, H. R. 1690, With an
Amendment**

**(The amendment strikes all after the enacting clause and inserts a
complete substitute text)**

116TH CONGRESS
1ST SESSION

H. R. 1690

To require carbon monoxide alarms or detectors in certain federally assisted
housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 12, 2019

Mr. GARCÍA of Illinois (for himself, Mr. CUNNINGHAM, Ms. MOORE, Ms. CLARKE of New York, Ms. VELÁZQUEZ, Mr. SEAN PATRICK MALONEY of New York, Mr. CLAY, Ms. TLAIB, Mr. CLYBURN, Ms. FUDGE, Mr. COHEN, and Mr. ROSE of New York) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require carbon monoxide alarms or detectors in certain
federally assisted housing, 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 “Safe Housing for Fam-
5 ilies Act of 2019”.

1 **SEC. 2. CARBON MONOXIDE DETECTORS.**

2 (a) PLAN.—Each owner of a covered federally as-
3 sisted rental dwelling unit, excluding owners of units as-
4 sisted under the program specified in subsection
5 (e)(3)(A)(ii)(II), shall, not later than 90 days after the
6 date of the enactment of this Act, establish a plan to en-
7 sure that a carbon monoxide detector is installed and
8 maintained, in accordance with standards and criteria es-
9 tablished by the Secretary in consultation with the Con-
10 sumer Product Safety Commission—

11 (1) on each level of such dwelling unit owned by
12 such owner; and

13 (2) in any room of such dwelling unit, or of any
14 structure containing such dwelling unit, in which
15 there is a combustion-based appliance.

16 (b) INSTALLATION AND MAINTENANCE.—

17 (1) IN GENERAL.—Each owner of a covered
18 federally assisted rental dwelling unit shall ensure
19 that, at all times pursuant to paragraph (2), such
20 carbon monoxide detectors are installed and main-
21 tained, in accordance with standards and criteria
22 published by the Department of Housing and Urban
23 Development, as provided in paragraphs (1) and (2)
24 of subsection (a).

25 (2) APPLICATION.—Paragraph (1) shall apply
26 only after the expiration of the 2-year period begin-

1 ning upon the date on which \$100,000,000 is appro-
2 priated to carry out this Act for each of fiscal years
3 2020, 2021, and 2022 pursuant to subsection (e)(1).

4 (c) REPORT.—Not later than one year after the date
5 of the enactment of this Act, and each year thereafter,
6 the Secretary shall submit a report to the Congress that—

7 (1) describes the status of the implementation
8 of subsection (a), and includes—

9 (A) the number of covered federally as-
10 sisted dwelling units without a carbon monoxide
11 detector pursuant to subsection (b);

12 (B) the number of carbon monoxide detec-
13 tors that have been installed by owners of cov-
14 ered federally assisted dwelling units; and

15 (C) the number of fatalities that occurred
16 due to carbon monoxide poisoning in covered
17 dwelling units and whether a carbon monoxide
18 detector was present in such dwelling unit; and

19 (2) discloses the results of data collection insti-
20 tuted by the Secretary of Housing and Urban Devel-
21 opment before the date of the enactment of this Act
22 to determine the prevalence of carbon monoxide de-
23 tection systems in covered federally assisted dwelling
24 units.

1 (d) RELATION TO STATE AND LOCAL LAW.—This
2 section does not annul, alter, or affect, or exempt any per-
3 son subject to the provisions of this section from com-
4 plying with, the laws of any State or locality with respect
5 to installing or maintaining carbon monoxide detectors,
6 except to the extent that those laws are inconsistent with
7 any provision of this section, and then only to the extent
8 of the inconsistency. The Secretary is authorized to deter-
9 mine whether such inconsistencies exist and may not de-
10 termine that any State or local law is inconsistent with
11 any provision of this section if the Secretary determines
12 that such law provides for greater protection or safety.

13 (e) DEFINITIONS.—For the purposes of this Act:

14 (1) ASSISTANCE.—The term “assistance”
15 means any grant, loan, subsidy, contract, cooperative
16 agreement, or other form of financial assistance, but
17 such term does not include the insurance or guar-
18 antee of a loan, mortgage, or pool of loans or mort-
19 gages.

20 (2) CARBON MONOXIDE DETECTOR.—The term
21 “carbon monoxide detector” means an electronic de-
22 vice that measures the level of carbon monoxide gas
23 in the air and is equipped with a sensor, which acti-
24 vates an audible alarm when an amount of carbon
25 monoxide above the device’s threshold level accumu-

1 lates in the area in which the alarm is located. Such
2 detectors shall include (A) a combination smoke and
3 carbon monoxide detector, and (B) detectors that
4 adequately serve the needs of persons with hearing
5 impairments.

6 (3) COVERED FEDERALLY ASSISTED RENTAL
7 DWELLING UNIT.—The term “covered federally as-
8 sisted rental dwelling unit” means a residential
9 dwelling unit that—

10 (A) is made available for rental and for
11 which assistance is provided, or that is part of
12 a housing project for which assistance is pro-
13 vided, under—

14 (i) the public housing program under
15 the United States Housing Act of 1937
16 (42 U.S.C. 1437 et seq.);

17 (ii) the programs for rental assistance
18 under section 8 of the United States Hous-
19 ing Act of 1937 (42 U.S.C. 1437f), includ-
20 ing—

21 (I) the program for project-based
22 rental assistance; and

23 (II) the program for tenant-based
24 rental assistance;

1 (iii) the AIDS Housing Opportunities
2 program under subtitle D of title VIII of
3 the Cranston-Gonzalez National Affordable
4 Housing Act (42 U.S.C. 12901 et seq.);

5 (iv) the program for supportive hous-
6 ing for the elderly under section 202 of the
7 Housing Act of 1959 (12 U.S.C. 1701q);
8 or

9 (v) the program for supportive hous-
10 ing for persons with disabilities under sec-
11 tion 811 of the Cranston-Gonzalez Na-
12 tional Affordable Housing Act (42 U.S.C.
13 8013); and

14 (B) either—

15 (i) contains a fuel-burning appliance,
16 fuel-burning fireplace, or has an attached
17 garage; or

18 (ii) is served by a ventilation system
19 that also services any part of the structure
20 containing such dwelling unit that has a
21 fuel-burning appliance, fuel-burning fire-
22 place, or attached garage.

23 (4) OWNER.—The term “owner” means, with
24 respect to a covered federally assisted rental dwelling
25 unit, any private person or entity, including a coop-

1 erative, an agency of the Federal Government, or a
2 public housing agency, having the legal right to lease
3 or sublease dwelling units.

4 (5) SECRETARY.—The term “Secretary” means
5 the Secretary of Housing and Urban Development.

6 (f) FUNDING FOR INSTALLATION AND MAINTENANCE.—

8 (1) AUTHORIZATION OF APPROPRIATIONS.—

9 There is authorized to be appropriated to carry out
10 this Act, \$100,000,000 for each of fiscal years 2020,
11 2021, and 2022.

12 (2) DISTRIBUTION OF FUNDS.—

13 (A) TIMING.—The Secretary shall allocate
14 and distribute to owners of covered federally as-
15 sisted rental dwelling units any amounts appro-
16 priated to carry out this Act within 90 days
17 after such appropriation.

18 (B) PRIORITY.—In distributing any
19 amounts made available for the provision and
20 installation of carbon monoxide detectors in
21 covered federally assisted rental dwelling units,
22 the Secretary shall give priority to distribution
23 to owners of federally assisted rental dwelling
24 units that are located in areas where carbon
25 monoxide detectors are not required by State or

1 local law and may provide any additional
2 prioritization that the Secretary considers ap-
3 propriate.