

117TH CONGRESS  
2D SESSION

# H. R. 6529

To require owners of a covered federally assisted rental dwelling units to install self-closing doors in such units, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JANUARY 28, 2022

Mr. TORRES of New York introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To require owners of a covered federally assisted rental dwelling units to install self-closing doors in such units, 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 “\_\_\_\_\_ Act of  
5       2022”.

6       **SEC. 2. SELF-CLOSING DOORS.**

7       (a) PLAN.—Each owner of a covered federally as-  
8       sisted rental dwelling unit shall, not later than 1 year after  
9       the date of the enactment of this Act, ensure that all  
10      doors, in the building that contains the covered federally

1 assisted rental dwelling unit, that provide access to inte-  
2 rior corridors and stairwells are self-closing doors and that  
3 such self-closing doors are maintained.

4 (b) CERTIFICATION.—Each owner of a covered feder-  
5 ally assisted rental dwelling unit shall certify under pen-  
6 alty of perjury each month to the Secretary of Housing  
7 and Urban Development in such manner as the Secretary  
8 may require that all doors in the building that contains  
9 the covered federally assisted rental dwelling unit owned  
10 by the owner, that provide access to stairwells are self-  
11 closing doors and that such self-closing doors are main-  
12 tained.

13 (c) INSPECTION.—The proper installation, mainte-  
14 nance, and functioning of self-closing doors in a building  
15 containing a covered federally assisted dwelling unit shall  
16 be included in all inspections required by the Secretary.

17 (d) GUIDANCE.—The Secretary shall provide guid-  
18 ance to public housing agencies (as defined in section  
19 3(b)(6) of the United States Housing Act of 1937 (42  
20 U.S.C. 1437a(b)(6))) with respect to how to educate ten-  
21 ants about self-closing doors, and other health and safety  
22 measures, to help advance primary prevention and prevent  
23 future deaths and other harms in covered federally as-  
24 sisted dwelling units.

1 (e) REPORT.—Not later than 1 year after the date  
2 of the enactment of this Act, and each year thereafter,  
3 the Secretary shall submit a report to the Congress that—

4 (1) describes the status of the implementation  
5 of subsection (a), and includes—

6 (A) the number of covered federally as-  
7 sisted dwelling units without a self-closing door;

8 (B) the number of self-closing doors that  
9 have been installed by owners of covered feder-  
10 ally assisted dwelling units;

11 (C) the number of fatalities that occurred  
12 due to fire in the 1-year period preceding the  
13 date on which the report is submitted in build-  
14 ings containing a covered federally assisted  
15 dwelling unit and what fire safety features such  
16 buildings had installed, including whether the  
17 buildings had self-closing doors installed;

18 (D) a list of any owners of covered feder-  
19 ally assisted housing that have not complied  
20 with the certification required described in sub-  
21 section (b) in the 1-year period preceding the  
22 date on which the report is submitted; and

23 (E) the results of any inspections of cov-  
24 ered federally assisted dwelling units conducted

1 by the Secretary that included an inspection of  
2 self-closing doors; and

3 (2) discloses the results of data collection insti-  
4 tuted by the Secretary before the date of the enact-  
5 ment of this Act to determine the prevalence of self-  
6 closing doors in covered federally assisted dwelling  
7 units.

8 (f) RELATION TO STATE AND LOCAL LAW.—This  
9 section does not annul, alter, or affect, or exempt any per-  
10 son subject to the provisions of this section from com-  
11 plying with, the laws of any State or unit of local govern-  
12 ment with respect to installing or maintaining self-closing  
13 doors, except to the extent that those laws are more strin-  
14 gent than any provision of this section, and then only to  
15 the extent of the inconsistency. The Secretary is author-  
16 ized to determine whether such inconsistencies exist and  
17 may not determine that the law of any State or unit of  
18 local government is inconsistent with any provision of this  
19 section if the Secretary determines that such law provides  
20 for greater protection or safety.

21 (g) DEFINITIONS.—For the purposes of this Act:

22 (1) ASSISTANCE.—The term “assistance”  
23 means any grant, loan, subsidy, contract, cooperative  
24 agreement, or other form of financial assistance, but  
25 such term does not include the insurance or guar-

1       antee of a loan, mortgage, or pool of loans or mort-  
2       gages.

3               (2) SELF-CLOSING DOOR.—The term “self clos-  
4       ing door” means a door that—

5                       (A) when opened and released, returns to  
6       the closed position; and

7                       (B) complies with the accessible door  
8       standards most recently issued by the American  
9       National Standards Institute.

10               (3) COVERED FEDERALLY ASSISTED HOUS-  
11       ING.—The term “covered federally assisted rental  
12       dwelling unit” means a residential dwelling unit that  
13       is made available for rental and for which assistance  
14       is provided, or that is part of a housing project for  
15       which assistance is provided, under—

16                       (A) the public housing program under the  
17       United States Housing Act of 1937 (42 U.S.C.  
18       1437 et seq.);

19                       (B) the programs for rental assistance  
20       under section 8 of the United States Housing  
21       Act of 1937 (42 U.S.C. 1437f), including—

22                               (i) the program for project-based rent-  
23       al assistance; and

24                               (ii) the program for tenant-based  
25       rental assistance;

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

5 (D) the program for supportive housing for  
6 the elderly under section 202 of the Housing  
7 Act of 1959 (12 U.S.C. 1701q);

8 (E) the program for supportive housing for  
9 persons with disabilities under section 811 of  
10 the Cranston-Gonzalez National Affordable  
11 Housing Act (42 U.S.C. 24 8013); or

12 (F) the programs under sections 514, 515,  
13 and 516 of the Housing Act of 1949.

14 (4) OWNER.—The term “owner” means, with  
15 respect to a covered federally assisted rental dwelling  
16 unit, any private person or entity, including a coop-  
17 erative, an agency of the Federal Government, or a  
18 public housing agency, having the legal right to lease  
19 or sublease dwelling units.

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

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