

117TH CONGRESS  
2D SESSION

# H. R. 6528

To require owners of covered federally assisted rental dwelling units to install temperature sensors 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 covered federally assisted rental dwelling units to install temperature sensors 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 “Housing Temperature  
5       Safety Act of 2022”.

6       **SEC. 2. TEMPERATURE SENSORS.**

7       (a) INSTALLATION AND MAINTENANCE.—

8               (1) IN GENERAL.—Each owner of a covered  
9       federally assisted rental dwelling unit shall, not later  
10      than 1 year after the date of the enactment of this

1 Act, ensure that, at all times pursuant to paragraph  
2 (2), such temperature sensors are installed and  
3 maintained in accordance with the rule issued by the  
4 Secretary under paragraph (3) on each level of such  
5 dwelling unit owned by such owner.

6 (2) RULEMAKING.—The Secretary shall, not  
7 later than 180 days after the date of the enactment  
8 of this Act, issue a rule that establishes standards  
9 and requirements for the installation and maintenance  
10 of temperature sensors in covered federally assisted  
11 rental dwelling units.

12 (b) DATA REPORTING.—

13 (1) IN GENERAL.—Each owner of a covered  
14 federally assisted rental dwelling unit shall, 6 times  
15 each day, collect data from temperature sensors installed  
16 pursuant to subsection (a) and such data  
17 shall include the temperature recorded during each  
18 temperature reading and the time and date of each  
19 temperature reading.

20 (2) GUIDANCE.—The Secretary shall, not later  
21 than 180 days after the date of the enactment of  
22 this Act, publish guidance with respect to—

23 (A) the collection of temperature sensor  
24 data by owners of covered federally assisted

1 rental dwelling units, including the protection of  
2 personally identifiable information;

3 (B) the retention of such data by such  
4 owners for not less than 2 years; and

5 (C) the reporting of such data to the Sec-  
6 retary unless a tenant of the covered federally  
7 assisted dwelling unit has opted out of having  
8 such data reported by the owner to the Sec-  
9 retary.

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

13 (1) describes the status of the implementation  
14 of subsection (a), and includes—

15 (A) the percentage of covered federally as-  
16 sisted dwelling units without a temperature sen-  
17 sor pursuant to subsection (b);

18 (B) the percentage of temperature sensors  
19 that have been installed by owners of covered  
20 federally assisted dwelling units; and

21 (C) the number of fatalities that occurred  
22 due to fire, hypothermia, heat exhaustion, and  
23 other temperature-related causes in covered  
24 dwelling units and whether a temperature sen-  
25 sor was present in such dwelling unit; and

1           (2) discloses the results of data collection insti-  
2           tuted by the Secretary of Housing and Urban Devel-  
3           opment before the date of the enactment of this Act  
4           to determine the prevalence of temperature sensors  
5           in covered federally assisted dwelling units.

6           (d) RELATION TO STATE LAW.—This section does  
7           not annul, alter, or affect, or exempt any person subject  
8           to the provisions of this section from complying with, the  
9           laws of any State with respect to installing or maintaining  
10          temperature sensors, except to the extent that those laws  
11          are inconsistent with any provision of this section, and  
12          then only to the extent of the inconsistency. The Secretary  
13          is authorized to determine whether such inconsistencies  
14          exist and may not determine that any State law is incon-  
15          sistent with any provision of this section if the Secretary  
16          determines that such law provides for greater protection  
17          or safety.

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

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

1           (2) TEMPERATURE SENSOR.—The term “tem-  
2           perature sensor” means an internet capable tem-  
3           perature reporting device able to track the ambient  
4           air temperature to the tenth degree Fahrenheit and  
5           Celsius.

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

12                   (A) the public housing program under the  
13                   United States Housing Act of 1937 (42 U.S.C.  
14                   1437 et seq.);

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

18                           (i) the program for project-based rent-  
19                           al assistance; and

20                           (ii) the program for tenant-based  
21                           rental assistance;

22                   (C) the AIDS Housing Opportunities pro-  
23                   gram under subtitle D of title VIII of the Cran-  
24                   ston-Gonzalez National Affordable Housing Act  
25                   (42 U.S.C. 12901 et seq.);

1 (D) the program for supportive housing for  
2 the elderly under section 202 of the Housing  
3 Act of 1959 (12 U.S.C. 1701q); or

4 (E) the program for supportive housing for  
5 persons with disabilities under section 811 of  
6 the Cranston-Gonzalez National Affordable  
7 Housing Act (42 U.S.C. 8013); and

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

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

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

18 (f) AUTHORIZATION OF APPROPRIATIONS.—There is  
19 authorized to be appropriated such sums as are necessary  
20 to carry out this Act.

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