



National Association of Residential Property Managers

February 15, 2024

The Honorable Patrick McHenry  
Chairman  
House Financial Services Committee  
2129 Rayburn House Office Building  
Washington, D.C. 20515

The Honorable Maxine Waters  
Ranking Member  
House Financial Services Committee  
4340 O'Neill House Office Building  
Washington, D.C. 20515

Dear Chairman McHenry and Ranking Member Waters:

I am writing on behalf of the National Association of Residential Property Managers (NARPM®), to urge the House Financial Services Committee (HFSC) to include H.R. 802, the Respect State Housing Laws Act, in the next full Committee markup and pass it out of the Committee.

The CARES Act established a temporary 120-day moratorium on evictions and late fees due to nonpayment of rent, which applied to federally backed and federally assisted housing. It also instituted what should have been a temporary notice procedure, requiring housing providers to notify covered residents 30 days before filing for eviction after the moratorium ended on July 24, 2020. During the height of pandemic uncertainty, its purpose was to provide covered residents with ample notice before housing providers filed for eviction when the CARES Act's stay on evictions was lifted. Because of the manner in which the bill was drafted, this federal "notice to vacate" requirement remains in place today, over two years after the end of the CARES Act moratorium.

The CARES Act requirement more than quadruples the notice procedure in some jurisdictions, which translates into more lost rent while housing providers wait for their day in eviction court. Notice is just the first step to start the eviction court process, which in most cases is measured in months, not weeks or days.

For professional owners and operators of rental housing, eviction is always a last resort. Their businesses always do better when units are occupied and when they can fully meet their obligations to their residents, employees, creditors and the communities that they serve. COVID-

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19 highlighted housing providers' efforts to utilize all available resources and be as flexible as their circumstances allowed to help their residents remain stably housed. But, ultimately, the federal notice-to-vacate requirement is not a sustainable solution to prevent renter displacement in this new post-pandemic reality.

The rental housing industry cannot continue to manage their communities successfully with sustained losses of rental income that result from continued delays of legitimate evictions. This is particularly challenging for operators of subsidized housing as well as the small owners who make up the large majority of rental housing owners.

Studies show that the overwhelming majority of rent goes to property operations, maintenance and supporting the communities across the country that housing providers serve. For example, housing providers' property taxes finance schools, emergency services and other local needs. A rent payment is much more important than one might otherwise realize. As such, the inability to collect rent ultimately hurts the tens of millions of Americans who work in the industry, the nation's renters, and communities across the country.

We urge the HFSC to include H.R. 802, the Respect State Housing Laws Act, in the next full Committee markup and pass it out of the Committee. We stand ready to work with you to facilitate passage of this important piece of legislation.

Thank you for the opportunity to share our views. If you have any questions, please feel free to reach out to our Governmental Affairs Director Tyler Craddock at [tcraddock@narpm.org](mailto:tcraddock@narpm.org) or at (202) 918-1135.

With kind regards, I am

Sincerely,



Gail Phillips, CAE  
NARPM® CEO

cc: Members of the House Financial Services Committee