



National Association of Residential Property Managers

December 16, 2025

The Honorable French Hill  
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 Hill and Ranking Member Waters:

On behalf of the National Association of Residential Property Owners (NARPM®), thank you for holding today's markup. We appreciate your attention to these important topics and your leadership on issues critical to our members and the American economy.

By way of background, the National Association of Residential Property Managers is an association of real estate professionals who know first-hand the unique problems and challenges of managing single-family and small residential properties.

Founded in 1988, NARPM provides a permanent trade organization for the residential property management industry. It continues to be the premier professional association of residential property managers, currently representing approximately 6,000 members comprised of real estate agents, brokers, managers, and their employees. Our organization promotes a high standard of business ethics, professionalism, and fair housing practice. NARPM also certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education. Our members focus on managing single-family and small residential properties, an asset class overwhelmingly composed of small landlords.

From our perspective working with smaller housing providers and directly with tenants, our members witness daily the effect that constrained housing supply has on housing affordability and the number of quality housing choices available to consumers. To address this issue, we encourage an approach that focuses on the ability of smaller housing providers to enter and remain in the marketplace as well as regulatory barriers at all levels of government that artificially restrict the number of housing units being produced.

We would like to express our strong support for H.R. 1078 (Loudermilk), the Respect State Housing Laws Act. 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 way the bill was drafted, this federal "notice to vacate" requirement remains in place today, years after the CARES Act moratorium and the pandemic ended.

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. It is imperative to highlight that the eviction process is one that is usually measured in months, not weeks or days. In cases of nonpayment of rent, this process usually begins when the tenant is late (a 5-day grace period is a common practice). At that point, the landlord would file a notice to vacate (aka "pay-or-quit"). An explanation is warranted here. A notice to vacate does not mean the tenant is required to leave within the number of days in the notice. It only means that the owner must wait that number of days before initiating action to regain their property in cases of nonpayment of rent. Following the "pay-or-quit" period, the landlord can institute court action to recover the property. Throughout this process, most property managers will work with their residents to access any available rental assistance. A sizeable number will also consider alternatives and diversion programs.

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. The federal notice-to-vacate requirement is not a sustainable solution to prevent renter displacement.

The rental housing industry cannot continue to manage their properties successfully with sustained losses of rental income that result from continued delays of legitimate evictions. Restrictions on a property owner's ability to remedy lease violations for nonpayment of rent only place renters at a greater long-term risk through the accumulation of higher debt, and they have a negative effect on many property owners in the form of lost rental income, an effect that is most acute for smaller property 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.

In addition, we would also express our strong support for H.R. 6644 (Hill, Waters, Flood, Cleaver), the Housing for the 21<sup>st</sup> Century Act. This legislation represents a meaningful, bipartisan effort to address America's housing shortage by modernizing development processes and expanding tools that help communities build more homes, offering a comprehensive framework that streamlines reviews, enhances local planning support, and improves rural and affordable housing programs. By accelerating homebuilding, strengthening manufactured housing

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opportunities, and improving coordination among federal housing agencies, the bill delivers a forward-looking, practical solution to today's affordability challenges and positions communities nationwide to meet growing housing needs.

Likewise, we encourage support for H.R. 5577 (Garbarino), the NFIP Extension Act of 2026. Floods are the most common natural disaster in the United States, and the National Flood Insurance Program (NFIP) is a critical tool for the rental industry to mitigate some of the financial risk posed by them. Under existing law, apartment properties in high-risk flood areas with federally regulated and insured mortgages must purchase flood insurance. The NFIP is especially important because there is largely no readily available private flood insurance market to most property owners. The NFIP ensures that affordable flood insurance is available at all times in all market conditions for every at-risk property. Retaining access to affordable, quality flood insurance through the NFIP is a top priority for the housing industry as it seeks to not only protect property investments but also maintain housing affordability given the nation's current shortage.

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,

A handwritten signature in black ink, appearing to read "Troy Garrett", with a stylized flourish extending to the right.

Troy Garrett  
NARPM® CEO

cc: Members of the House Financial Services Committee