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(Original Signature of Member)

119TH CONGRESS
1ST SESSION

H. R. _____

To assist applicants for community development block grant recovery assistance not having traditionally accepted forms of documentation of ownership of property to prove such ownership, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mrs. FLETCHER introduced the following bill; which was referred to the
Committee on _____

A BILL

To assist applicants for community development block grant recovery assistance not having traditionally accepted forms of documentation of ownership of property to prove such ownership, 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 “Heirs Empowerment
5 and Inheritance Rights Act of 2025” or the “HEIR Act
6 of 2025”.

1 **SEC. 2. CDBG-DISASTER RECOVERY AND CDBG-MITIGATION**
2 **PROGRAMS.**

3 (a) DOCUMENTATION OF PROPERTY OWNERSHIP.—

4 (1) IN GENERAL.—The Secretary of Housing
5 and Urban Development shall amend the regulations
6 at part 570 of title 24, Code of Federal Regulations,
7 to ensure that in providing assistance for the Com-
8 munity Development Block Grant program for Dis-
9 aster Recovery (CDBG–DR) and the Community
10 Development Block Grant program for Mitigation
11 (CDBG–MIT), in connection with a Presidentially
12 declared disaster, in a case in which a homeowner is
13 required to demonstrate ownership of a property
14 heir property owners and any other owners not hav-
15 ing traditionally accepted forms of documentation of
16 ownership of property are provided resources and
17 options for proving ownership for purposes of receiv-
18 ing assistance under such Disaster Recovery and
19 Mitigation programs.

20 (2) ACCEPTABLE DOCUMENTATION.—Accept-
21 able documentation for purposes paragraph (1) shall
22 include—

23 (A) a signed affidavit of ownership form
24 developed pursuant to subsection (b); or

25 (B) letters from local public or private
26 schools, Federal or State benefit providers, and

1 social service organizations, including commu-
2 nity assistance programs and nonprofit organi-
3 zations.

4 (3) DEFINITION.—For purposes of this sub-
5 section, the term “heir property” means residential
6 property for which title passed by operation of law
7 through intestacy and is held by two or more heirs
8 as tenants in common.

9 (b) AFFIDAVIT OF OWNERSHIP.—

10 (1) DEVELOPMENT AND USE.—The Secretary
11 of Housing and Urban Development shall amend the
12 regulations at part 570 of title 24, Code of Federal
13 Regulations, to provide for the use of a standardized
14 affidavit of ownership form, to be developed by the
15 Secretary, by grantees of the Community Develop-
16 ment Block Grant program for Disaster Recovery
17 (CDBG–DR) and the Community Development
18 Block Grant program for Mitigation (CDBG–MIT),
19 in coordination with appropriate authorities of the
20 applicable jurisdiction. Each grantee shall ensure
21 that, at the time of application for housing repair
22 and reconstruction assistance or mitigation assist-
23 ance under such programs—

1 (A) each applicant is informed of the exist-
2 ence of the affidavit of ownership and provided
3 a copy at the time of application; and

4 (B) copies of the form in English, Spanish,
5 and any other locally predominant languages of
6 the Presidentially-declared disaster area are ac-
7 cessible to the applicant.

8 (2) PROHIBITION.—A grantee may not require
9 that the signed affidavit of ownership form of an ap-
10 plicant be notarized.

11 (c) EXEMPTION.—An affidavit of ownership form
12 shall be exempt from any public comment periods or publi-
13 cation notices under part 570 of title 24, Code of Federal
14 Regulations.