

Union Calendar No. 693

119TH CONGRESS
2D SESSION

H. R. 1640

[Report No. 119–793]

To establish a grant program for States that adopt the Uniform Partition
of Heirs Property Act, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 26, 2025

Ms. WILLIAMS of Georgia (for herself, Mrs. FLETCHER, Mr. CLEAVER, Mr. DONALDS, Mr. BISHOP, Mr. MFUME, Ms. NORTON, and Ms. TLAIB) introduced the following bill; which was referred to the Committee on Financial Services

SEPTEMBER 1, 2026

Additional sponsors: Mr. FIGURES, Ms. MCCLELLAN, and Ms. GARCIA of Texas

SEPTEMBER 1, 2026

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italic*]

[For text of introduced bill, see copy of bill as introduced on February 26, 2025]

A BILL

To establish a grant program for States that adopt the Uniform Partition of Heirs Property Act, 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 **SEC. 1. SHORT TITLE.**

4 *This Act may be cited as the “Heirs Estate Inheritance*
5 *Resolution and Succession Act of 2025” or the “HEIRS Act*
6 *of 2025”.*

7 **SEC. 2. GRANTS FOR ELIGIBLE ENTITIES THAT ADOPT THE**
8 **UNIFORM PARTITION OF HEIRS PROPERTY**
9 **ACT.**

10 (a) *IN GENERAL.*—*The Secretary of Housing and*
11 *Urban Development may establish a grant program that*
12 *provides amounts to eligible entities that—*

13 (1) *before the date of the enactment of this sec-*
14 *tion, had enacted or adopted the Uniform Partition*
15 *of Heirs Property Act as approved and recommended*
16 *for enactment in all the States by the National Con-*
17 *ference of Commissioners on Uniform State Laws in*
18 *2010 or a similar law that the Secretary determines*
19 *is a substantial equivalent; or*

20 (2) *on or after the date of the enactment of this*
21 *section, enact or adopt the Uniform Partition of*
22 *Heirs Property Act as approved and recommended for*
23 *enactment in all the States by the National Con-*
24 *ference of Commissioners on Uniform State Laws in*

1 2010 or a similar law that the Secretary determines
2 is a substantial equivalent.

3 (b) *USE OF AMOUNTS.*—Each eligible entity that re-
4 ceives amounts under this section shall use such amounts
5 to assist residents residing in the jurisdiction of such eligi-
6 ble entity with bona fide expenses relating to establishing
7 and documenting property ownership rights or settling a
8 decedent’s estate, including fees and costs related to obtain-
9 ing title reports and title abstracts, copies of public records,
10 land surveys, estate planning, heirs search or tracing serv-
11 ices, recording and filing fees, notary fees, and legal fees
12 and expenses.

13 (c) *REGULATIONS AND CRITERIA FOR SELECTION.*—
14 The Secretary shall, not later than 1 year after establishing
15 any grant program under this section, issue a rule to carry
16 out this section that includes criteria for selecting eligible
17 entities to receive amounts under this section.

18 (d) *RULE OF CONSTRUCTION.*—Nothing in this section
19 may be construed to prohibit an eligible entity that receives
20 amounts under this section from using such amounts to as-
21 sist residents residing in the jurisdiction of such eligible en-
22 tity who are receiving assistance from other sources, includ-
23 ing Federal, State, local, private, public, and nonprofit
24 sources.

25 (e) *DEFINITIONS.*—In this section:

1 (1) *SECRETARY*.—The term “Secretary” means
2 the Secretary of Housing and Urban Development.

3 (2) *ELIGIBLE ENTITY*.—The term “eligible enti-
4 ty” means—

5 (A) a State, as such term is defined in sec-
6 tion 102 of the Housing and Community Devel-
7 opment Act of 1974;

8 (B) a unit of general local government, as
9 such term is defined in section 102 of the Hous-
10 ing and Community Development Act of 1974;

11 (C) a territory; and

12 (D) a Tribal government.

13 (f) *SUNSET*.—Any program established under this sec-
14 tion shall terminate on the date that is 7 years after the
15 date of enactment of this section.

16 **SEC. 3. GRANTS TO PROVIDE ASSISTANCE RELATING TO**
17 **HEIRS’ PROPERTY RESOLUTION.**

18 (a) *IN GENERAL*.—The Secretary of Housing and
19 Urban Development may carry out a program under this
20 section to provide grants each year to eligible entities to
21 use to provide housing counseling, legal assistance, and fi-
22 nancial assistance related to title clearing and home reten-
23 tion efforts for owners of heirs’ property.

24 (b) *AWARDS*.—The Secretary shall consider the fol-
25 lowing when awarding grants under this section:

1 (1) *Whether the eligible entity has a proven track*
 2 *record of—*

3 (A) *providing assistance to homeowners;*

4 (B) *targeting services to underserved and*
 5 *low- and moderate-income persons; and*

6 (C) *providing services in neighborhoods that*
 7 *have a high concentrations of underserved per-*
 8 *sons or low- and moderate-income persons.*

9 (2) *Whether the eligible entity has planned or ex-*
 10 *isting partnerships with other eligible entities.*

11 (3) *Whether the eligible entity is located in an*
 12 *area with a high number of owners of heirs' property,*
 13 *as determined by the Secretary.*

14 (c) *DEFINITIONS.—For purposes of this section, the fol-*
 15 *lowing definitions shall apply:*

16 (1) *ELIGIBLE ENTITY.—The term “eligible enti-*
 17 *ty” means—*

18 (A) *a HUD approved housing counseling*
 19 *agency;*

20 (B) *a legal services clinic operated by an*
 21 *institute of higher education; or*

22 (C) *a qualifying nonprofit.*

23 (2) *HEIRS' PROPERTY.—The term “heirs' prop-*
 24 *erty” means residential property for which title*

1 *passed by operation of law through intestacy and is*
2 *held by two or more heirs as tenants in common.*

3 (3) *HUD APPROVED HOUSING COUNSELING*
4 *AGENCY.—The term “HUD approved housing coun-*
5 *seling agency” means a housing counseling agency*
6 *found eligible to receive assistance by the Department*
7 *of Housing and Urban Development under section*
8 *106(a)(2) of the Housing and Urban Development Act*
9 *of 1968.*

10 (4) *LOW- AND MODERATE-INCOME PERSONS.—*

11 (A) *IN GENERAL.—The term “low- and*
12 *moderate-income persons” means a person whose*
13 *household income does not exceed 120 percent of*
14 *the median income for the area, as determined*
15 *by the Secretary, within which—*

16 (i) *the heirs’ property which respect to*
17 *which the homeowner is seeking assistance*
18 *is located; or*

19 (ii) *the place of residence of the home-*
20 *owner is located.*

21 (B) *EXCEPTION.—If the area described in*
22 *subparagraph (A) is a high-cost area, as deter-*
23 *mined by the Secretary, the term “low- and mod-*
24 *erate-income persons” means a homeowner whose*

1 *household income does not exceed 140 percent of*
 2 *the median income for the area.*

3 (5) *QUALIFYING NONPROFIT.*—*The term “quali-*
 4 *fying nonprofit” means a nonprofit, mission-driven*
 5 *entity that, as determined by the Secretary—*

6 *(A) has a track record of providing assist-*
 7 *ance to homeowners;*

8 *(B) targets services to underserved and low-*
 9 *and moderate-income persons; or*

10 *(C) provides services in neighborhoods that*
 11 *have high concentrations of underserved persons*
 12 *and low- and moderate-income persons.*

13 (6) *SECRETARY.*—*The term “Secretary” means*
 14 *the Secretary of Housing and Urban Development.*

15 (d) *SUNSET.*—*Any program established under this sec-*
 16 *tion shall terminate on the date that is 7 years after the*
 17 *date of enactment of this section.*

18 **SEC. 4. HEIRS’ PROPERTY HOUSING COUNSELING.**

19 *Section 106(g) of the Housing and Urban Development*
 20 *Act of 1968 (12 U.S.C. 1701x(g)) is amended by adding*
 21 *at the end the following:*

22 “(6) *COUNSELING WITH RESPECT TO HEIRS’*
 23 *PROPERTY.*—

24 “(A) *IN GENERAL.*—*Any nonprofit organi-*
 25 *zation that receives amounts under this section*

1 *shall, when providing homeownership counseling*
2 *services to consumers—*

3 “(i) *explain to such consumers what*
4 *heirs’ property is, the risks associated with*
5 *heirs’ property, and how to avoid heirs’*
6 *property issues; and*

7 “(ii) *inform such consumers of all*
8 *available estate planning and title clearing*
9 *options, assistance, and services, including*
10 *those offered under sections 2 and 3 of the*
11 *Heirs Estate Inheritance Resolution and*
12 *Succession Act of 2025.*

13 “(B) *REFERRAL.—The Secretary shall en-*
14 *sure that each nonprofit organization that re-*
15 *ceives amounts under this section knows how to*
16 *refer consumers, where appropriate, to mission-*
17 *driven nonprofit organizations and legal services*
18 *clinics operated by institutes of higher education*
19 *that are capable of assisting a consumer to clear*
20 *title and with general estate planning.*

21 “(C) *HEIRS’ PROPERTY.—The term ‘heirs’*
22 *property’ means residential property for which*
23 *title passed by operation of law through intes-*
24 *tacy and is held by two or more heirs as tenants*
25 *in common.”.*

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