

119TH CONGRESS  
2D SESSION

# H. R. 8378

To modify the reasonable requirements that may be imposed on pet owners living in public housing, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

APRIL 20, 2026

Mr. LAWLER (for himself, Mr. CROW, Ms. TITUS, Mr. FITZPATRICK, Ms. TLAIB, Ms. MALLIOTAKIS, and Ms. UNDERWOOD) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To modify the reasonable requirements that may be imposed on pet owners living in public housing, 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 “Pets Belong with Fam-  
5 ilies Act”.

6 **SEC. 2. PROHIBITION ON BREED RESTRICTIONS.**

7 Section 31 of the United States Housing Act of 1937  
8 (42 U.S.C. 1437z–3) is amended by striking subsection  
9 (b) and inserting the following:

1 “(b) REASONABLE REQUIREMENTS.—

2 “(1) IN GENERAL.—The reasonable require-  
3 ments referred to in subsection (a) may include—

4 “(A) requiring payment of a pet deposit by  
5 a tenant owning or having pets, except that—

6 “(i) the pet deposit—

7 “(I) shall not exceed 10 percent  
8 of the tenant’s monthly base rent; and

9 “(II) shall be amortized over not  
10 less than 3 months as part of a ten-  
11 ant’s rental payments; and

12 “(ii) any amount of a pet deposit that  
13 is unused at the termination of the tenancy  
14 shall be reimbursed to the tenant within 30  
15 days of vacating a dwelling unit;

16 “(B) limitations on the number of animals  
17 in a dwelling unit or building, based on unit  
18 size or other relevant conditions;

19 “(C) prohibitions on certain species of ani-  
20 mals prohibited by State or local law; and

21 “(D) prohibitions on any individual animal  
22 that is declared a threat to public health and  
23 safety by a court of competent jurisdiction or  
24 whose ownership is otherwise prohibited by  
25 State or local law.

1           “(2) PROHIBITION ON WITHHOLDING.—A pub-  
2       lic housing agency may not withhold a pet deposit  
3       described in paragraph (1) for damage unrelated to  
4       the pet, including due to ordinary wear and tear.

5           “(3) LIMITATION.—The reasonable require-  
6       ments described in subsection (a) shall not include  
7       any prohibition based on the breed, size, or weight  
8       of an animal.”.

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