

114TH CONGRESS  
1ST SESSION

# H. R. 3863

To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to provide assistance for common interest communities, condominiums, and housing cooperatives damaged by a major disaster, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

OCTOBER 29, 2015

Mr. ISRAEL (for himself, Mr. DESAULNIER, Mr. PALLONE, Mr. FATTAH, Mr. KING of New York, Mr. CONNOLLY, Mr. NADLER, Mr. RANGEL, Mr. SIRES, Mrs. CAROLYN B. MALONEY of New York, Mr. PASCRELL, Ms. MENG, Mr. CAPUANO, and Mr. ENGEL) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

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## A BILL

To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to provide assistance for common interest communities, condominiums, and housing cooperatives damaged by a major disaster, 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 “Disaster Assistance  
5 Equity Act of 2015”.

1 **SEC. 2. DEFINITIONS.**

2 (a) DEFINITION OF PRIVATE NONPROFIT FACIL-  
3 ITY.—Section 102(11)(B) of the Robert T. Stafford Dis-  
4 aster Relief and Emergency Assistance Act (42 U.S.C.  
5 5122(11)(B)) is amended by adding at the end the fol-  
6 lowing: “The term also includes any facilities (including  
7 roads, walkways, bridges, culverts, canals, sewer and  
8 wastewater systems, hazard mitigation systems, power,  
9 and other critical community infrastructure) owned or op-  
10 erated by a common interest community that provide es-  
11 sential services of a governmental nature.”.

12 (b) ADDITIONAL DEFINITIONS.—Section 102 of the  
13 Robert T. Stafford Disaster Relief and Emergency Assist-  
14 ance Act (42 U.S.C. 5122) is amended by adding at the  
15 end the following:

16 “(13) COMMON INTEREST COMMUNITY.—The  
17 term ‘common interest community’ means—

18 “(A) any nonprofit mandatory membership  
19 organization comprised of owners of real estate  
20 (other than a condominium or housing coopera-  
21 tive) described in a declaration or created pur-  
22 suant to a covenant or other applicable law with  
23 respect to which a person, by virtue of the per-  
24 son’s ownership of a unit, is obligated to pay  
25 for a share of real estate taxes, insurance pre-  
26 miums, maintenance, or improvement of, or

1 services or other expenses related to, common  
2 elements, other units, or any other real estate  
3 other than that unit described in the declara-  
4 tion; and

5 “(B) a condominium project—

6 “(i) comprised entirely of detached  
7 single family units; or

8 “(ii) comprised of 4 or more multi-  
9 unit housing structures, that owns or oper-  
10 ates facilities (including roads, walkways,  
11 bridges, culverts, canals, sewer and waste-  
12 water systems, hazard mitigation systems,  
13 power, or other critical community infra-  
14 structure) that provide essential services of  
15 a governmental nature.

16 “(14) CONDOMINIUM.—The term ‘condo-  
17 minium’ means a multi-unit housing project in which  
18 each dwelling unit is separately owned, and the re-  
19 maining portions of the real estate are designated  
20 for common ownership solely by the owners of those  
21 units, each owner having an undivided interest in  
22 the common elements, and which is represented by  
23 a condominium association consisting exclusively of  
24 all the unit owners in the project, which is, or will

be responsible for the operation, administration, and management of the project.

“(15) HOUSING COOPERATIVE.—The term ‘housing cooperative’ means a multi-unit housing project in which each dwelling unit is subject to separate use and possession by one or more cooperative members whose interest in such unit, and in any undivided assets of the cooperative association that are appurtenant to such unit, is evidenced by a membership or share interest in a cooperative association and a lease or other document of title or possession granted by such cooperative as the owner of all cooperative property.”.

**SEC. 3. CONDOMINIUMS AND HOUSING COOPERATIVES  
DAMAGED BY A MAJOR DISASTER.**

(a) INDIVIDUALS AND HOUSEHOLDS PROGRAM.—Section 408(b)(1) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5174(b)(1)) is amended—

(1) by striking “The President” and inserting the following:

“(A) IN GENERAL.—The President”; and

(2) by adding at the end the following:

“(B) CONDOMINIUMS AND HOUSING COOPERATIVES.—For purposes of providing finan-

1           cial assistance under subsections (c)(2) and  
2           (c)(3) with respect to residential elements that  
3           are the legal responsibility of an association for  
4           a condominium or housing cooperative, the  
5           terms ‘individual’ and ‘household’ include the  
6           association for the condominium or housing co-  
7           operative.”.

8           (b) MAXIMUM AMOUNT OF ASSISTANCE.—Section  
9   408(h) of such Act (42 U.S.C. 5174(h)) is amended by  
10 adding at the end the following:

11           “(3) SPECIAL RULE FOR CONDOMINIUMS AND  
12   HOUSING COOPERATIVES.—

13           “(A) IN GENERAL.—In lieu of the limit es-  
14           tablished under paragraph (1), the maximum  
15           amount of assistance that an association for a  
16           condominium or housing cooperative may re-  
17           ceive under this section with respect to a single  
18           disaster shall be an amount to be determined by  
19           the President by regulation.

20           “(B) ADJUSTMENT OF LIMIT.—The  
21           amount determined by the President under sub-  
22           paragraph (A) shall be adjusted annually in ac-  
23           cordance with paragraph (2).”.

1 **SEC. 4. APPLICABILITY.**

2       The amendments made by this Act shall apply to a  
3 major disaster or emergency declared by the President  
4 under the Robert T. Stafford Disaster Relief and Emer-  
5 gency Assistance Act (42 U.S.C. 5121 et seq.) after the  
6 date of enactment of this Act.

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