

A Bill to Establish Rent Control Standards Nationwide to Ensure Housing Affordability

1 BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

2 **SECTION 1.** Nationwide rent control standards shall be established to cap annual rent increases for
3 residential properties at 3%, or the rate of inflation as determined by the Consumer Price
4 Index (CPI), whichever is lower.

5 **SECTION 2.** Rent control is defined as government regulations limiting the amount a landlord can
6 charge for leasing a home (including, but not limited to, houses, apartments, lofts, studios,
7 condos) or renewing a lease.

8 **SECTION 3.** The Department of Housing and Urban Development (HUD) will enforce this legislation.
9 HUD will collaborate with state and local housing agencies to monitor compliance, manage
10 disputes, and provide resources for enforcement.

11 A. A federal grant program will be established to support state and local housing agencies
12 with enforcement costs, funded at \$500 million annually.

13 B. Rent control standards shall apply to all rental properties, except those participating in
14 the Section 8 Housing Choice Voucher Program, which will continue to follow existing
15 HUD guidelines.

16 **SECTION 4.** This legislation will take effect on July 1, 2026.

17 **SECTION 5.** All laws in conflict with this legislation are hereby declared null and void.