

**AMENDMENT TO H.R. 1728, AS REPORTED
OFFERED BY MR. FILNER OF CALIFORNIA**

In section 220 of the bill, insert after subsection (c)
the following new subsection:

1 (d) LANDLORD NOTICE TO TENANTS.—

2 (1) IN GENERAL.—Notwithstanding the law of
3 any State or the terms of any consumer residential
4 lease, each person who owns a dwelling or residential
5 real property—

6 (A) which is leased to a bona fide tenant
7 (including a tenancy terminable at will), or
8 which the landlord offers to lease to a prospec-
9 tive tenant; and

10 (B) which, pursuant to the terms of a valid
11 loan to such person which is secured by such
12 dwelling or property, is or becomes subject to
13 foreclosure or with respect to which the person
14 is in default or more than 30 days delinquent
15 on a payment due on such loan,
16 such person shall promptly notify any such tenant or
17 prospective tenant of the circumstances prevailing
18 with respect to such property and the effect of any
19 such default or foreclosure.