#12
Revised

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

In section 220 of the bill, insert after subsection (b) the following new subsection (and redesignate succeeding subsections accordingly):

1 (c) LANDLORD NOTICE TO TENANTS.—Notwith-
2 standing the law of any State or the terms of any con-
3 sumer residential lease, each person who owns a dwelling
4 or residential real property—
5 (1) which is leased to a bona fide tenant (in-
6 cluding a tenancy terminable at will), or which the
7 landlord offers to lease to a prospective tenant; and
8 (2) which, pursuant to the terms of a valid loan
9 to such person which is secured by such dwelling or
10 property, is or becomes subject to foreclosure or with
11 respect to which the person is in default,
12 shall promptly notify any such tenant or prospective ten-
13 ant of the circumstances prevailing with respect to such
14 property and the effect of any such default or foreclosure.
15 The requirements of this subsection shall have no effect
16 on any State or local law that provides additional notice
17 or other additional protections for tenants.