

118TH CONGRESS
2D SESSION

H. R. 10313

To amend the Servicemembers Civil Relief Act to provide for the automatic extension of residential leases during the deployment of the lessee, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 5, 2024

Ms. SHERRILL introduced the following bill; which was referred to the
Committee on Veterans' Affairs

A BILL

To amend the Servicemembers Civil Relief Act to provide for the automatic extension of residential leases during the deployment of the lessee, 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. AUTOMATIC EXTENSION OF RESIDENTIAL**
4 **LEASE DURING DEPLOYMENT BY LESSEE**
5 **UNDER SERVICEMEMBERS CIVIL RELIEF**
6 **ACT.**

7 (a) IN GENERAL.—The Servicemembers Civil Relief
8 Act (50 U.S.C. 3901 et seq.) is amended by inserting after
9 section 305A (50 U.S.C. 3956) the following new section:

1 **“SEC. 305B. EXTENSION OF RESIDENTIAL LEASE.**

2 “(a) AUTOMATIC EXTENSION.—Subject to subsection
3 (b), the term of a residential lease of premises occupied
4 or intended to be occupied by a servicemember that shall
5 end during a deployment of such servicemember shall be
6 extended on a monthly basis through the month in which
7 the day that is 30 days after the end of such deployment
8 occurs.

9 “(b) WAIVER.—A servicemember described in sub-
10 section (a) may, in writing to the lessor—

11 “(1) waive the protection under subsection (a)
12 before the first extension of the term; or

13 “(2) elect to end a term extended under sub-
14 section (a) at the end of a month of such extended
15 term.

16 “(c) DEPLOYMENT DEFINED.—In this section, the
17 term ‘deployment’ means the movement or mobilization of
18 a servicemember to a location for a period of longer than
19 30 days and not longer than 540 days pursuant to tem-
20 porary or permanent official orders—

21 “(1) that are designated as unaccompanied;

22 “(2) for which dependent travel is not author-
23 ized; or

24 “(3) that otherwise do not permit the move-
25 ment of family members to that location.”.

1 (b) CONFORMING AMENDMENT.—The table of con-
2 tents in section 1 of such Act (50 U.S.C. 3901) is amend-
3 ed by inserting, after the item relating to section 305A,
4 the following new item:

“305B. Extension of residential lease.”.

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