

Union Calendar No. 273

119TH CONGRESS
1ST SESSION

H. R. 501

[Report No. 119–319]

To amend certain laws relating to disaster recovery and relief with respect to the implementation of building codes, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JANUARY 16, 2025

Mr. EDWARDS (for himself and Ms. TITUS) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

OCTOBER 3, 2025

Additional sponsor: Mr. FITZPATRICK

OCTOBER 3, 2025

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italie*]

[For text of introduced bill, see copy of bill as introduced on January 16, 2025]

A BILL

To amend certain laws relating to disaster recovery and relief with respect to the implementation of building codes, 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 “Promoting Resilient*
 5 *Buildings Act of 2025”.*

6 **SEC. 2. PREDISASTER HAZARD MITIGATION.**

7 *Section 203 of the Robert T. Stafford Disaster Relief*
 8 *and Emergency Assistance Act (42 U.S.C. 5133) is amend-*
 9 *ed by adding at the end the following:*

10 *“(m) LATEST PUBLISHED EDITIONS.—For purposes of*
 11 *subsections (e)(1)(B)(iv) and (g)(10), the term ‘latest pub-*
 12 *lished editions’ means, with respect to relevant consensus-*
 13 *based codes, specifications, and standards, the 2 most re-*
 14 *cently published editions.”.*

15 **SEC. 3. HAZARD MITIGATION REVOLVING LOAN FUND PRO-**
 16 **GRAM.**

17 *Section 205(f) of the Robert T. Stafford Disaster Relief*
 18 *and Emergency Assistance Act (42 U.S.C. 5135(f)) is*
 19 *amended—*

20 *(1) by striking paragraph (5); and*

21 *(2) by redesignating paragraphs (6), (7), and (8)*
 22 *as paragraphs (5), (6), and (7), respectively.*

23 **SEC. 4. RESIDENTIAL RETROFIT AND RESILIENCE PILOT**
 24 **PROGRAM.**

25 *(a) DEFINITIONS.—In this section:*

1 (1) *ADMINISTRATOR*.—The term “Adminis-
2 trator” means the Administrator of the Federal
3 Emergency Management Agency.

4 (2) *RESIDENTIAL RESILIENT RETROFITS*.—The
5 term “residential resilient retrofits”—

6 (A) means a project that—

7 (i) is designed to increase the resilience
8 of an existing home or residence using miti-
9 gation measures that the Administrator de-
10 termines reduce damage and impacts from
11 natural disaster hazards and risks that are
12 most likely to occur in the area where the
13 home is located; and

14 (ii) to the extent applicable, are con-
15 sistent with the 2 most recently published
16 editions of relevant consensus-based codes,
17 specifications, and standards, including
18 any amendments made by State, local,
19 Tribal, or territorial governments to those
20 codes, specifications, and standards that in-
21 corporate the latest hazard-resistant designs
22 and establish criteria for the design, con-
23 struction, and maintenance of residential
24 structures and facilities that may be eligible
25 for assistance under the Robert T. Stafford

1 *Disaster Relief and Emergency Assistance*
2 *Act (42 U.S.C. 5121 et seq.) for the purpose*
3 *of protecting the health, safety, and general*
4 *welfare of users of the buildings against dis-*
5 *asters; and*

6 *(B) includes—*

7 *(i) elevations of homes and elevations*
8 *of utilities within and around structures to*
9 *mitigate damages;*

10 *(ii) floodproofing measures;*

11 *(iii) the construction of tornado safe*
12 *rooms;*

13 *(iv) seismic retrofits;*

14 *(v) wildfire retrofit and mitigation*
15 *measures;*

16 *(vi) wind retrofits, including roof re-*
17 *placements, hurricane straps, and tie-*
18 *downs; and*

19 *(vii) any other measures that meet the*
20 *requirements of subparagraph (A), as deter-*
21 *mined by the Administrator.*

22 *(b) ESTABLISHMENT.—The Administrator shall carry*
23 *out a residential resilience pilot program through the pro-*
24 *gram established under section 203 of the Robert T. Stafford*
25 *Disaster Relief and Emergency Assistance Act (42 U.S.C.*

1 5133) to make available assistance to States and local gov-
2 ernments for the purpose of providing grants to individuals
3 for residential resilience retrofits.

4 (c) *AMOUNT OF FUNDS.*—The Administrator may use
5 not more than 10 percent of the assistance made available
6 to applicants on an annual basis under section 203 of the
7 Robert T. Stafford Disaster Relief and Emergency Assist-
8 ance Act (42 U.S.C. 5133) to provide assistance under this
9 section.

10 (d) *TIMELINE.*—The Administrator shall establish the
11 pilot program under this section not later than 1 year after
12 the date of enactment of this Act and the program shall
13 terminate on September 30, 2030.

14 (e) *PRIORITY.*—In carrying out the pilot program
15 under this section, the Administrator shall ensure that a
16 State or local government receiving assistance under the
17 program provides grants to individuals that demonstrate
18 financial need.

19 (f) *REPORT.*—Not later than 6 years after the date of
20 enactment of this Act, the Administrator shall submit to
21 the Committee on Homeland Security and Governmental
22 Affairs of the Senate and the Committee on Transportation
23 and Infrastructure of the House of Representatives a report
24 that includes—

1 (1) *a summary of the grant awards and projects*
2 *carried out under this section;*

3 (2) *a detailed compilation of results achieved by*
4 *the grant awards and projects carried out under this*
5 *section, including the number of homes receiving ret-*
6 *rofits, the types and average costs of retrofits, and de-*
7 *mographic information for participants in the pilot*
8 *program;*

9 (3) *an estimate of avoidance in disaster impacts*
10 *and Federal disaster payments as a result of the*
11 *grant investments carried out under this section, and*
12 *whether that avoidance is different than other mitiga-*
13 *tion projects funded through section 203 of the Robert*
14 *T. Stafford Disaster Relief and Emergency Assistance*
15 *Act (42 U.S.C. 5133); and*

16 (4) *any identified implementation challenges*
17 *and recommendations for improvements to the pilot*
18 *program.*

19 (g) *APPLICABILITY.—This section shall only apply to*
20 *amounts appropriated on or after the date of enactment of*
21 *this Act.*

22 **SEC. 5. RULE OF CONSTRUCTION.**

23 *Nothing in this Act or the amendments made by this*
24 *Act shall be construed to affect any program other than the*
25 *predisaster hazard mitigation program or the hazard miti-*

1 *gation revolving loan fund program established under sec-*
2 *tion 203 or 205 of the Robert T. Stafford Disaster Relief*
3 *and Emergency Assistance Act (42 U.S.C. 5133, 5135), re-*
4 *spectively.*

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