

119TH CONGRESS
2D SESSION

H. R. 8378

To modify the reasonable requirements that may be imposed on pet owners living in public housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 20, 2026

Mr. LAWLER (for himself, Mr. CROW, Ms. TITUS, Mr. FITZPATRICK, Ms. TLAIB, Ms. MALLIOTAKIS, and Ms. UNDERWOOD) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To modify the reasonable requirements that may be imposed on pet owners living in public housing, 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 “Pets Belong with Fam-
5 ilies Act”.

6 **SEC. 2. PROHIBITION ON BREED RESTRICTIONS.**

7 Section 31 of the United States Housing Act of 1937
8 (42 U.S.C. 1437z–3) is amended by striking subsection
9 (b) and inserting the following:

1 “(b) REASONABLE REQUIREMENTS.—

2 “(1) IN GENERAL.—The reasonable require-
3 ments referred to in subsection (a) may include—

4 “(A) requiring payment of a pet deposit by
5 a tenant owning or having pets, except that—

6 “(i) the pet deposit—

7 “(I) shall not exceed 10 percent
8 of the tenant’s monthly base rent; and

9 “(II) shall be amortized over not
10 less than 3 months as part of a ten-
11 ant’s rental payments; and

12 “(ii) any amount of a pet deposit that
13 is unused at the termination of the tenancy
14 shall be reimbursed to the tenant within 30
15 days of vacating a dwelling unit;

16 “(B) limitations on the number of animals
17 in a dwelling unit or building, based on unit
18 size or other relevant conditions;

19 “(C) prohibitions on certain species of ani-
20 mals prohibited by State or local law; and

21 “(D) prohibitions on any individual animal
22 that is declared a threat to public health and
23 safety by a court of competent jurisdiction or
24 whose ownership is otherwise prohibited by
25 State or local law.

1 “(2) PROHIBITION ON WITHHOLDING.—A pub-
2 lic housing agency may not withhold a pet deposit
3 described in paragraph (1) for damage unrelated to
4 the pet, including due to ordinary wear and tear.

5 “(3) LIMITATION.—The reasonable require-
6 ments described in subsection (a) shall not include
7 any prohibition based on the breed, size, or weight
8 of an animal.”.

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