

119TH CONGRESS
2^D SESSION

H. R. 7856

To provide protection for survivors of domestic violence, sexual violence,
and sex trafficking under the Fair Housing Act.

IN THE HOUSE OF REPRESENTATIVES

MARCH 5, 2026

Ms. WASSERMAN SCHULTZ (for herself, Ms. MALLIOTAKIS, Ms. ADAMS, Ms. BARRAGÁN, Mrs. BEATTY, Mr. BELL, Mr. BISHOP, Ms. BONAMICI, Ms. BUDZINSKI, Mr. CARSON, Ms. CHU, Mr. COHEN, Mr. COSTA, Ms. CROCKETT, Mr. DAVIS of Illinois, Mr. DAVIS of North Carolina, Ms. DEAN of Pennsylvania, Mr. DESAULNIER, Mrs. DINGELL, Mr. EVANS of Pennsylvania, Ms. LOIS FRANKEL of Florida, Ms. GARCIA of Texas, Mr. IVEY, Mr. JACKSON of Illinois, Ms. JAYAPAL, Mr. KEATING, Ms. KELLY of Illinois, Mr. KHANNA, Mr. KRISHNAMOORTHY, Ms. LEE of Pennsylvania, Mr. LIEU, Ms. MCCLELLAN, Ms. MOORE of Wisconsin, Mr. MRVAN, Ms. NORTON, Ms. OCASIO-CORTEZ, Mrs. RAMIREZ, Ms. ROSS, Mr. SOTO, Ms. TITUS, Ms. TLAIB, Mr. TORRES of New York, Mrs. WATSON COLEMAN, and Ms. WILSON of Florida) introduced the following bill; which was referred to the Committee on the Judiciary

A BILL

To provide protection for survivors of domestic violence, sexual violence, and sex trafficking under the Fair Housing Act.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Fair Housing for Sur-
3 vivors Act of 2026”.

4 **SEC. 2. FINDINGS.**

5 Congress makes the following findings:

6 (1) Cities, towns, and rural communities in the
7 United States continue to face enormous challenges
8 regarding domestic violence, sexual assault, sex traf-
9 ficking, dating violence, stalking, and other forms of
10 intimate partner and gender-based violence.

11 (2) One in three women and one in four men
12 in the United States have experienced rape, physical
13 violence, or stalking by an intimate partner in his or
14 her lifetime.

15 (3) Intimate partner violence alone affects more
16 than 10,000,000 people in the United States every
17 year.

18 (4) Among women experiencing sex trafficking,
19 many of their traffickers are also their intimate
20 partners.

21 (5) Each day, an average of three women are
22 killed by a current or former partner.

23 (6) Researchers estimate that domestic violence
24 costs employers up to \$8,300,000,000 each year,
25 and that sexual violence results in more than
26 \$122,000 in lifetime costs per survivor and nearly

1 \$3,100,000,000,000 in costs to the United States
2 economy across all 25,000,000 survivors in the
3 United States.

4 (7) Research indicates the following:

5 (A) 90 percent of homeless women report
6 having experienced severe physical or sexual vi-
7 olence at some point in their lives, including
8 sexual exploitation and trafficking.

9 (B) 84 percent of survivors in domestic vi-
10 olence shelters reported that they needed help
11 finding affordable housing. More than half of
12 victims who identified a need for housing serv-
13 ices did not receive them.

14 (C) Survivors who become homeless as a
15 result of sexual assault are vulnerable to fur-
16 ther violence, including sexual victimization, ex-
17 ploitation, and sex trafficking. Being homeless
18 can increase an individual's risk of experiencing
19 violence, including sexual violence.

20 (D) Women and men who experienced food
21 or housing insecurity in a 12-month period were
22 more likely to experience rape, physical violence,
23 or stalking by an intimate partner in the same
24 period.

1 (E) Women of color, domestic violence sur-
2 vivors, and women with children are among
3 those at the highest risk of eviction.

4 (F) Vulnerable women are also at risk of
5 sex trafficking and exploitation by landlords
6 who pressure them for sex in exchange for rent
7 or a delay in rent payments.

8 (G) Women who experience intimate part-
9 ner violence are four times more likely to expe-
10 rience homelessness than those who do not.

11 (H) A majority of survivors who experience
12 a sexual assault in their home do not relocate
13 to a safe environment because they do not have
14 sufficient funds, have a past eviction or crimi-
15 nal record related to their experience as a sur-
16 vivor, are not aware of temporary shelter and
17 housing resources available to survivors, or suf-
18 fer from trauma that can make relocation feel
19 impossible.

20 (I) Survivors of domestic violence or sexual
21 assault often face eviction based on a single in-
22 cident of violence.

23 (8) Domestic and sexual violence survivors
24 often find themselves trapped in homes where they
25 are further victimized by caregivers, parents, sib-

1 lings, landlords, intimate partners, neighbors, or oth-
2 ers in or near their home.

3 (9) Domestic and sexual violence survivors con-
4 tinue to face discrimination in securing and main-
5 taining housing based on their status as survivors
6 and as a result of abuse committed against them.

7 (10) Survivors of domestic violence or sexual
8 assault are commonly denied housing opportunities
9 if a previous residence of the survivor was a domes-
10 tic violence shelter, if the survivor has secured a pro-
11 tective order, or if there is other evidence that the
12 survivor has experienced a previous domestic vio-
13 lence incident.

14 (11) Securing safe and affordable housing for
15 survivors is a fundamental component of ending do-
16 mestic and sexual violence.

17 **SEC. 3. SURVIVORS OF DOMESTIC VIOLENCE OR SEXUAL**
18 **ASSAULT AS PROTECTED CLASS UNDER THE**
19 **FAIR HOUSING ACT.**

20 (a) IN GENERAL.—The Fair Housing Act (42 U.S.C.
21 3601 et seq.) is amended—

22 (1) in section 802 (42 U.S.C. 3602), by adding
23 at the end the following:

24 “(p) ‘Domestic violence’—

1 “(1) has the meaning given the term in section
2 40002(a) of the Violence Against Women Act of
3 1994 (34 U.S.C. 12291(a)); and

4 “(2) includes—

5 “(A) dating violence and stalking, as such
6 terms are defined in such section 40002(a); and

7 “(B) threatened domestic violence.

8 “(q) ‘Sexual assault’—

9 “(1) has the meaning given the term in section
10 40002(a) of the Violence Against Women Act of
11 1994 (34 U.S.C. 12291(a)); and

12 “(2) includes threatened sexual assault.

13 “(r) ‘Severe forms of trafficking in persons’ has the
14 meaning given the term in section 103 of the Trafficking
15 Victims Protection Act of 2000 (22 U.S.C. 7102).

16 “(s) ‘Coercion’ has the meaning given the term in sec-
17 tion 103 of the Trafficking Victims Protection Act of 2000
18 (22 U.S.C. 7102).

19 “(t) ‘Survivor of domestic violence, sexual assault, or
20 severe forms of trafficking in persons’ includes any person
21 who experienced or is perceived to have experienced do-
22 mestic violence, sexual assault, or severe forms of traf-
23 ficking in persons.”;

24 (2) in section 804 (42 U.S.C. 3604)—

1 (A) in subsection (a), by striking “or na-
2 tional origin” and inserting “national origin, or
3 whether a person is a survivor of domestic vio-
4 lence, sexual assault, or severe forms of traf-
5 ficking in persons”;

6 (B) in subsection (b), by striking “or na-
7 tional origin” and inserting “national origin, or
8 whether a person is a survivor of domestic vio-
9 lence, sexual assault, or severe forms of traf-
10 ficking in persons”;

11 (C) in subsection (c), by striking “or na-
12 tional origin” and inserting “national origin, or
13 whether a person is a survivor of domestic vio-
14 lence, sexual assault, or severe forms of traf-
15 ficking in persons”;

16 (D) in subsection (d), by striking “or na-
17 tional origin” and inserting “national origin, or
18 whether a person is a survivor of domestic vio-
19 lence, sexual assault, or severe forms of traf-
20 ficking in persons”; and

21 (E) in subsection (e), by striking “or na-
22 tional origin” and inserting “national origin, or
23 whether a person is a survivor of domestic vio-
24 lence, sexual assault, or severe forms of traf-
25 ficking in persons”;

1 (3) in section 805 (42 U.S.C. 3605)—

2 (A) in subsection (a), by striking “or na-
3 tional origin” and inserting “national origin, or
4 whether a person is a survivor of domestic vio-
5 lence, sexual assault, or severe forms of traf-
6 ficking in persons”; and

7 (B) in subsection (c), by striking “or fa-
8 miliary status” and inserting “familial status, or
9 whether a person is a survivor of domestic vio-
10 lence, sexual assault, or severe forms of traf-
11 ficking in persons”;

12 (4) in section 806 (42 U.S.C. 3606), by striking
13 “or national origin” and inserting “national origin,
14 or whether a person is a survivor of domestic vio-
15 lence, sexual assault, or severe forms of trafficking
16 in persons”;

17 (5) in section 807 (42 U.S.C. 3607), by adding
18 at the end the following:

19 “(c) Nothing in this title shall prohibit a Federal,
20 State, unit of local government, or other assistance or
21 preference program from being designed to assist or ben-
22 efit survivors of domestic violence, sexual assault, or se-
23 vere forms of trafficking in persons in seeking, securing,
24 or maintaining dwellings, shelters, or any other form of

1 housing for such survivors, including associated notices,
2 statements, or advertisements of such dwelling.”; and

3 (6) in section 808(e)(6) (42 U.S.C. 3608(e)(6)),
4 by inserting “status as a survivor of domestic vio-
5 lence, sexual assault, or severe forms of trafficking
6 in persons,” after “handicap,”.

7 (b) PREVENTION OF INTIMIDATION IN FAIR HOUS-
8 ING CASES.—Title IX of the Civil Rights Act of 1968 (42
9 U.S.C. 3631) is amended—

10 (1) in section 901 (42 U.S.C. 3631)—

11 (A) in the matter preceding subsection (a),
12 by inserting “or coercion” after “threat of
13 force”;

14 (B) in subsection (a), by striking “or na-
15 tional origin” and inserting “national origin, or
16 because the person is a survivor of domestic vio-
17 lence, sexual assault, or severe forms of traf-
18 ficking in persons”;

19 (C) in subsection (b)(1), by striking “or
20 national origin” and inserting “national origin,
21 or because a person is a survivor of domestic vi-
22 olence, sexual assault, or severe forms of traf-
23 ficking in persons”; and

24 (D) in subsection (c), by striking “or na-
25 tional origin” and inserting “national origin, or

1 because a person is a survivor of domestic vio-
2 lence, sexual assault, or severe forms of traf-
3 ficking in persons”; and

4 (2) by inserting after section 901 the following:

5 **“SEC. 902. DEFINITIONS.**

6 “In this title, the terms ‘domestic violence’, ‘sexual
7 assault’, ‘severe forms of trafficking in persons’, ‘coercion’,
8 and ‘survivor of domestic violence, sexual assault, or se-
9 vere forms of trafficking in persons’ shall have the mean-
10 ing given such terms in section 802.”.

11 (c) **PRESERVATION OF SURVIVORS’ ABILITY TO RE-**
12 **COVER FOR OTHER FORMS OF DISCRIMINATION.**—Noth-
13 ing in this Act, or an amendment made by this Act, shall
14 be interpreted to limit the ability of survivors of domestic
15 violence, sexual assault, or severe forms of trafficking in
16 persons to recover for any other claims of discrimination
17 under the Fair Housing Act (42 U.S.C. 3601 et seq.), in-
18 cluding with respect to failure to conform to gender stereo-
19 types or policies that disproportionately affect women.

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