

**[DISCUSSION DRAFT]**119TH CONGRESS  
1ST SESSION**H. R.** \_\_\_\_\_

To authorize and improve the Federal Emergency Management Agency and reform Federal disaster mitigation, preparedness, response, and recovery, and for other purposes.

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**IN THE HOUSE OF REPRESENTATIVES**

Mr. GRAVES (for himself and Mr. LARSEN of Washington) introduced the following bill; which was referred to the Committee on

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**A BILL**

To authorize and improve the Federal Emergency Management Agency and reform Federal disaster mitigation, preparedness, response, and recovery, 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; TABLE OF CONTENTS.**

4       (a) SHORT TITLE.—This Act may be cited as the  
5       “Fixing Emergency Management for Americans Act of  
6       2025” or the “FEMA Act of 2025”.

- 1 (b) TABLE OF CONTENTS.—The table of contents for  
2 this Act is as follows:

Sec. 1. Short title; table of contents.

DIVISION A—ESTABLISHMENT OF FEMA AS CABINET-LEVEL  
INDEPENDENT AGENCY

TITLE I—ESTABLISHMENT OF FEDERAL EMERGENCY  
MANAGEMENT AGENCY

- Sec. 11. Establishment of independent agency.  
Sec. 12. Administrator; Deputy Administrator; other officials of the Agency.  
Sec. 13. Authority and responsibilities.  
Sec. 14. Office of the Inspector General.  
Sec. 15. Transfer of functions.  
Sec. 16. Personnel and other transfers.  
Sec. 17. Saving provisions.  
Sec. 18. References.

TITLE II—OFFICES AND FUNCTIONS OF FEDERAL EMERGENCY  
MANAGEMENT AGENCY

- Sec. 21. National emergency management.

TITLE III—RELATED MATTERS

- Sec. 31. Changes to administrative documents.  
Sec. 32. Recommended legislation.

DIVISION B—FEMA REFORMS

TITLE I—PUBLIC ASSISTANCE REFORMS

- Sec. 101. Rebuilding public infrastructure.  
Sec. 102. Task force to address backlog of open declared disasters.  
Sec. 103. Disaster declaration damage thresholds.  
Sec. 104. Federal permitting improvement.  
Sec. 105. Unified Federal review.  
Sec. 106. Alternative procedures for small disasters.  
Sec. 107. Common sense debris removal.  
Sec. 108. Disaster management costs modernization.  
Sec. 109. Streamlining and consolidating information collection and preliminary  
damage assessments.  
Sec. 110. Reasonable incident periods.  
Sec. 111. Fire management assistance program policy.  
Sec. 112. Indian tribal government eligibility.  
Sec. 113. Strengthening closeouts for critical services.  
Sec. 114. Sheltering of emergency response personnel.  
Sec. 115. Emergency protective measures to fight flooding damage.  
Sec. 116. Fairness and accountability in appeals.

TITLE II—INDIVIDUAL ASSISTANCE REFORMS

- Sec. 201. Information sharing for Federal agencies.  
Sec. 202. Universal application for individual assistance.

- Sec. 203. Clarifying duplication of benefits.
- Sec. 204. Crisis counseling and addiction in disasters.
- Sec. 205. Repair and rebuilding.
- Sec. 206. FEMA emergency home repair program.
- Sec. 207. Direct assistance.
- Sec. 208. Accurate information to disaster victims.
- Sec. 209. Improved notices for FEMA assistance.
- Sec. 210. Common sense displacement assistance for disaster victims.
- Sec. 211. State-managed housing authority.
- Sec. 212. Improved rental assistance.
- Sec. 213. Online guides for postdisaster assistance.
- Sec. 214. Clarifying sheltering assistance eligibility.
- Sec. 215. Access to lifesaving non-congregate sheltering.
- Sec. 216. Assistance for total loss.

#### TITLE III—MITIGATION REFORMS

- Sec. 301. Preapproved project mitigation plans.
- Sec. 302. Resilient buildings and communities.
- Sec. 303. Utility resiliency.
- Sec. 304. Sense of Congress on predisaster mitigation.

#### TITLE IV—TRANSPARENCY AND ACCOUNTABILITY

- Sec. 401. GAO review of FEMA transition.
- Sec. 402. Transparency and online accountability.
- Sec. 403. Prohibition on political discrimination.
- Sec. 404. Review of burdensome regulations and policies.
- Sec. 405. Report on assistance to individuals.
- Sec. 406. Individual assistance dashboard.
- Sec. 407. GAO report on preliminary damage assessments.
- Sec. 408. Improved rental assistance.
- Sec. 409. GAO assessment on identity theft and disaster fraud in disaster assistance programs.
- Sec. 410. GAO study on insurance utilization for public assistance-eligible facilities.
- Sec. 411. Study on wildfire management plans.
- Sec. 412. Effectiveness of local, State, territory, and Federal alerting systems.
- Sec. 413. GAO review of management costs.
- Sec. 414. Report on coordination of disaster assistance to individuals.
- Sec. 415. GAO review of cost savings associated with repair and rebuilding reforms.

1 **DIVISION A—ESTABLISHMENT**  
2 **OF FEMA AS CABINET-LEVEL**  
3 **INDEPENDENT AGENCY**  
4 **TITLE I—ESTABLISHMENT OF**  
5 **FEDERAL EMERGENCY MAN-**  
6 **AGEMENT AGENCY**

7 **SEC. 11. ESTABLISHMENT OF INDEPENDENT AGENCY.**

8 (a) IN GENERAL.—The Federal Emergency Manage-  
9 ment Agency is established as a cabinet-level independent  
10 establishment in the executive branch.

11 (b) MISSION.—The primary mission of the Agency is  
12 to reduce the loss of life and property of the Nation from  
13 all hazards, including natural disasters and manmade dis-  
14 asters, by leading and supporting the Nation in a com-  
15 prehensive emergency management system of prepared-  
16 ness, response, recovery, and mitigation.

17 (c) SPECIFIC ACTIVITIES.—In support of the primary  
18 mission of the Agency, the Administrator of the Agency  
19 shall—

20 (1) lead the Nation’s efforts to prepare for, re-  
21 spond to, recover from, and mitigate against the risk  
22 of natural disasters and manmade disasters, includ-  
23 ing catastrophic incidents;

24 (2) to build a national system of emergency  
25 management that can effectively and efficiently use

1 the full measure of the Nation's resources to re-  
2 spond to natural disasters and manmade disasters,  
3 including catastrophic incidents, partner with—

4 (A) State, local, and Tribal governments;

5 (B) emergency response providers;

6 (C) other Federal agencies;

7 (D) the private sector; and

8 (E) nongovernmental organizations;

9 (3) develop a Federal response capability that,  
10 when necessary and appropriate, can act effectively  
11 and rapidly to deliver assistance essential to saving  
12 lives or protecting or preserving property or public  
13 health and safety in a natural disaster or manmade  
14 disaster;

15 (4) integrate the emergency preparedness, re-  
16 sponse, recovery, and mitigation responsibilities of  
17 the Agency to confront effectively the challenges of  
18 a natural disaster or manmade disaster;

19 (5) develop and maintain robust Regional Of-  
20 fices that work with State, local, and Tribal govern-  
21 ments, emergency response providers, and other ap-  
22 propriate entities to identify and address regional  
23 priorities;

24 (6) provide funding, training, exercises, tech-  
25 nical assistance, planning, and other assistance to

1 build the Tribal, local, State, regional, and national  
2 capabilities (including communications capabilities)  
3 necessary to respond to a natural disaster or man-  
4 made disaster;

5 (7) develop and coordinate the implementation  
6 of an all-hazards strategy for preparedness that  
7 builds the common capabilities necessary to respond  
8 to natural disasters and manmade disasters while  
9 also building the unique capabilities necessary to re-  
10 spond to specific types of incidents that pose the  
11 greatest risk to our Nation; and

12 (8) identify, integrate, and implement the needs  
13 of children, including children within underserved  
14 communities, into activities to prepare for, respond  
15 to, recover from, and mitigate against the risk of  
16 natural disasters and other disasters, including cata-  
17 strophic incidents, including by appointing a tech-  
18 nical expert, who may consult with relevant outside  
19 organizations and experts, as necessary, to coordi-  
20 nate such integration, as necessary.

21 (d) DEFINITIONS.—In this section:

22 (1) CATASTROPHIC INCIDENT.—The term “cat-  
23 astrophic incident” means any natural disaster, act  
24 of terrorism, or other man-made disaster that re-  
25 sults in extraordinary levels of casualties or damage

1 or disruption severely affecting the population (in-  
2 cluding mass evacuations), infrastructure, environ-  
3 ment, economy, national morale, or government  
4 functions in an area.

5 (2) CRITICAL INFRASTRUCTURE.—The term  
6 “critical infrastructure” has the meaning given that  
7 term in section 1016(e) of Public Law 107–56 (42  
8 U.S.C. 5195c(e)).

9 (3) LOCAL GOVERNMENT.—The term local gov-  
10 ernment means—

11 (A) a county, municipality, city, town,  
12 township, local public authority, school district,  
13 special district, intrastate district, council of  
14 governments (regardless of whether the council  
15 of governments is incorporated as a nonprofit  
16 corporation under State law), regional or inter-  
17 state government entity, or agency or instru-  
18 mentality of a local government;

19 (B) an Indian tribe or authorized tribal or-  
20 ganization, or in Alaska a Native village or  
21 Alaska Regional Native Corporation; and

22 (C) a rural community, unincorporated  
23 town or village, or other public entity.

24 (4) RESOURCES.—The term “resources” means  
25 personnel and major items of equipment, supplies,

1 and facilities available or potentially available for re-  
2 sponding to a natural disaster, act of terrorism, or  
3 other manmade disaster.

4 (5) STATE.—The term “State” means any  
5 State of the United States, the District of Columbia,  
6 the Commonwealth of Puerto Rico, the Virgin Is-  
7 lands, Guam, American Samoa, the Commonwealth  
8 of the Northern Mariana Islands, and any possession  
9 of the United States.

10 (6) TRIBAL GOVERNMENT.—The term “Tribal  
11 government” means the government of an Indian  
12 tribe or authorized tribal organization, or in Alaska  
13 a Native village or Alaska Regional Native Corpora-  
14 tion.

15 **SEC. 12. ADMINISTRATOR; DEPUTY ADMINISTRATOR;**  
16 **OTHER OFFICIALS OF THE AGENCY.**

17 (a) ADMINISTRATOR.—

18 (1) IN GENERAL.—The Federal Emergency  
19 Management Agency shall be headed by an Adminis-  
20 trator, who shall be appointed by the President, by  
21 and with the advice and consent of the Senate, and  
22 who shall report directly to the President.

23 (2) PRINCIPAL ADVISOR ON EMERGENCY MAN-  
24 AGEMENT.—The Administrator is the principal advi-

1       sor to the President for all matters relating to emer-  
2       gency management in the United States.

3           (3) QUALIFICATIONS.—The Administrator shall  
4       be appointed from among individuals who have—

5           (A) a demonstrated ability in, and knowl-  
6       edge of, emergency management; and

7           (B) not less than 5 years of executive lead-  
8       ership and management experience in the public  
9       or private sector.

10          (4) EXECUTIVE SCHEDULE.—Title 5, United  
11       States Code, is amended—

12           (A) in section 5312, by adding at the end  
13       the following:

14           “Administrator of the Federal Emergency Man-  
15       agement Agency.”; and

16           (B) in section 5313, by striking the item  
17       relating to “Administrator of the Federal  
18       Emergency Management Agency.”.

19       (b) DEPUTY ADMINISTRATOR.—

20           (1) IN GENERAL.—The Agency shall have one  
21       Deputy Administrator, who shall be appointed by  
22       the President, by and with the advice and consent  
23       of the Senate. The Deputy Administrator shall carry  
24       out duties and powers prescribed by the Adminis-  
25       trator and act for the Administrator when the Ad-

1       ministrator is absent or unable to serve or when the  
2       position of the Administrator is vacant.

3           (2) QUALIFICATIONS.—The Deputy Adminis-  
4       trator shall be appointed from among individuals  
5       who have extensive experience in emergency pre-  
6       paredness, response, recovery, and mitigating haz-  
7       ards.

8           (3) EXECUTIVE SCHEDULE.—Section 5314 of  
9       title 5, United States Code, is amended by striking  
10      the item relating to “Deputy Administrators, Fed-  
11      eral Emergency Management Agency.” and inserting  
12      the following:

13      “Deputy Administrator, Federal Emergency Manage-  
14      ment Agency.”.

15      (c) ASSISTANT ADMINISTRATORS.—

16           (1) IN GENERAL.—The Agency shall have one  
17      or more Assistant Administrators, who shall be ap-  
18      pointed by the Administrator, and whose duties shall  
19      be determined by the Administrator.

20           (2) QUALIFICATIONS.—Each Assistant Admin-  
21      istrator shall be appointed from among individuals  
22      who have a demonstrated ability in and knowledge  
23      of emergency management or other field relevant to  
24      their position.

1   **SEC. 13. AUTHORITY AND RESPONSIBILITIES.**

2           (a) IN GENERAL.—The Administrator of the Federal  
3   Emergency Management Agency shall provide Federal  
4   leadership necessary to prepare for, respond to, recover  
5   from, or mitigate against all disasters, including natural  
6   or manmade, including—

7           (1) helping to ensure the effectiveness of emer-  
8       gency response providers to major disasters (as that  
9       term is defined in section 102 of the Robert T. Staf-  
10      ford Disaster Relief and Emergency Assistance Act  
11      (42 U.S.C. 5122) and other emergencies;

12          (2) with respect to the Nuclear Incident Re-  
13      sponse Team—

14           (A) establishing standards and certifying  
15      when such standards have been met; and

16           (B) conducting joint and other exercises  
17      and training and evaluating performance;

18          (3) providing the Federal Government’s re-  
19      sponse to all disasters, including—

20           (A) managing such response;

21           (B) directing the Domestic Emergency  
22      Support Team and the Nuclear Incident Re-  
23      sponse Team;

24           (C) overseeing the Metropolitan Medical  
25      Response System; and

1 (D) coordinating other Federal response  
2 resources, including requiring deployment of the  
3 Strategic National Stockpile, in the event of a  
4 disaster;

5 (4) aiding the recovery from a disaster;

6 (5) building a comprehensive national incident  
7 management system with Federal, State, and local  
8 government personnel, agencies, and authorities, to  
9 respond to such attacks and disasters;

10 (6) consolidating existing Federal Government  
11 emergency response plans into a single, coordinated  
12 national response plan;

13 (7) helping ensure the acquisition of operable  
14 and interoperable communications capabilities by  
15 Federal, State, local, and Tribal governments and  
16 emergency response providers;

17 (8) assisting the President in carrying out the  
18 functions under the Robert T. Stafford Disaster Re-  
19 lief and Emergency Assistance Act (42 U.S.C. 5121  
20 et seq.) and carrying out all functions and authori-  
21 ties given to the Administrator under such Act;

22 (9) carrying out the mission of the Agency to  
23 reduce the loss of life and property and protect the  
24 Nation from all hazards by leading and supporting

1 the Nation in a comprehensive emergency manage-  
2 ment system of—

3 (A) mitigation, by taking sustained actions  
4 to reduce or eliminate long-term risks to people  
5 and property from hazards and their effects;

6 (B) preparedness, by planning, training,  
7 and building the emergency management pro-  
8 fession to prepare effectively for, mitigate  
9 against, respond to, and recover from any haz-  
10 ard;

11 (C) response, by conducting emergency op-  
12 erations to save lives and property through po-  
13 sitioning emergency equipment, personnel, and  
14 supplies, through evacuating potential victims,  
15 through providing food, water, shelter, and  
16 medical care to those in need, and through re-  
17 storing critical public services; and

18 (D) recovery, by rebuilding communities so  
19 individuals, businesses, and governments can  
20 function on their own, return to normal life,  
21 and protect against future hazards;

22 (10) increasing efficiencies, by coordinating ef-  
23 forts relating to preparedness, response, recovery,  
24 and mitigation;

1 (11) helping to ensure the effectiveness of emer-  
2 gency response providers in responding to all haz-  
3 ards, including natural or man-made;

4 (12) supervising grant programs administered  
5 by the Agency;

6 (13) administering and ensuring the implemen-  
7 tation of the National Response Plan, including co-  
8 ordinating and ensuring the readiness of each emer-  
9 gency support function under the National Response  
10 Plan;

11 (14) coordinating with the National Advisory  
12 Council established under section 508 of the Home-  
13 land Security Act of 2002 (6 U.S.C. 318);

14 (15) preparing and implementing the plans and  
15 programs of the Federal Government for—

16 (A) continuity of operations;

17 (B) continuity of government; and

18 (C) continuity of plans;

19 (16) minimizing, to the extent practicable, over-  
20 lapping planning and reporting requirements appli-  
21 cable to State, local, and Tribal governments and  
22 the private sector;

23 (17) maintaining and operating within the  
24 Agency the National Response Coordination Center  
25 or its successor;

1           (18) developing a national emergency manage-  
2           ment system that is capable of preparing for, re-  
3           sponding to, recovering from, and mitigating against  
4           catastrophic incidents;

5           (19) assisting the President in carrying out the  
6           functions under the national preparedness goal and  
7           the national preparedness system and carrying out  
8           all functions and authorities of the Administrator  
9           under the national preparedness System;

10          (20) carrying out all authorities of the Federal  
11          Emergency Management Agency; and

12          (21) otherwise carrying out the mission of the  
13          Agency as described in section 11(b).

14          (b) ALL-HAZARDS APPROACH.—In carrying out the  
15          responsibilities under this section, the Administrator shall  
16          coordinate the implementation of an all-hazards strategy  
17          that builds those common capabilities necessary to prepare  
18          for, respond to, recover from, or mitigate against all-haz-  
19          ards whether natural or manmade, while also building the  
20          unique capabilities necessary to prepare for, respond to,  
21          recover from, or mitigate against the risks of specific types  
22          of incidents that pose the greatest risk to the Nation.

23          (c) DEFINITIONS.—In this section:

24                (1) INTEROPERABLE.—The term “interoper-  
25                able” has the meaning given the term “interoperable

1       communications” under section 7303(g)(1) of the  
2       Intelligence Reform and Terrorism Prevention Act  
3       of 2004 (6 U.S.C. 194(g)(1)).

4               (2) LOCAL GOVERNMENT.—The term local gov-  
5       ernment means—

6               (A) a county, municipality, city, town,  
7       township, local public authority, school district,  
8       special district, intrastate district, council of  
9       governments (regardless of whether the council  
10      of governments is incorporated as a nonprofit  
11      corporation under State law), regional or inter-  
12      state government entity, or agency or instru-  
13      mentality of a local government;

14              (B) an Indian tribe or authorized tribal or-  
15      ganization, or in Alaska a Native village or  
16      Alaska Regional Native Corporation; and

17              (C) a rural community, unincorporated  
18      town or village, or other public entity.

19              (3) RESOURCES.—The term “resources” means  
20      personnel and major items of equipment, supplies,  
21      and facilities available or potentially available for re-  
22      sponding to a natural disaster, act of terrorism, or  
23      other manmade disaster.

24              (4) STATE.—The term “State” means any  
25      State of the United States, the District of Columbia,

1 the Commonwealth of Puerto Rico, the Virgin Is-  
2 lands, Guam, American Samoa, the Commonwealth  
3 of the Northern Mariana Islands, and any possession  
4 of the United States.

5 (5) TRIBAL GOVERNMENT.—The term “Tribal  
6 government” means the government of an Indian  
7 tribe or authorized tribal organization, or in Alaska  
8 a Native village or Alaska Regional Native Corpora-  
9 tion.

10 **SEC. 14. OFFICE OF THE INSPECTOR GENERAL.**

11 The Federal Emergency Management Agency shall  
12 have an Office of the Inspector General, headed by an In-  
13 spector General who shall be appointed by the President,  
14 by and with the advice and consent of the Senate, in ac-  
15 cordance with chapter 4 of title 5, United States Code.

16 **SEC. 15. TRANSFER OF FUNCTIONS.**

17 (a) IN GENERAL.—Except as provided by subsection  
18 (c), there shall be transferred to the Administrator of the  
19 Federal Emergency Management Agency the following:

20 (1) All functions of the Federal Emergency  
21 Management Agency, as constituted on the day be-  
22 fore the date of enactment of this Act, including  
23 continuity of operations and continuity of Govern-  
24 ment plans and programs.

1           (2) The functions relating to the Agency under  
2           the Robert T. Stafford Disaster Relief and Emer-  
3           gency Assistance Act (42 U.S.C. 5121 et seq.) and  
4           other laws, including—

5                   (A) the National Flood Insurance Act of  
6                   1968 (42 U.S.C. 4001 et seq.);

7                   (B) the Earthquake Hazards Reduction  
8                   Act of 1977 (42 U.S.C. 7701 et seq.);

9                   (C) the National Dam Safety Program Act  
10                  (33 U.S.C. 467 et seq.);

11                  (D) the Federal Fire Prevention and Con-  
12                  trol Act of 1974 (15 U.S.C. 2201 et seq.);

13                  (E) Reorganization Plan No. 3 of 1978 (5  
14                  U.S.C. App.);

15                  (F) section 612 of the Security and Ac-  
16                  countability For Every Port Act of 2006 (6  
17                  U.S.C. 314a);

18                  (G) title III of the McKinney-Vento Home-  
19                  less Assistance Act (42 U.S.C. 11331 et seq.);

20                  (H) the Department of Homeland Security  
21                  Appropriations Act, 2007 (Public Law 109–  
22                  295);

23                  (I) the Disaster Relief Appropriations Act,  
24                  2013 (Public Law 113–2);

1 (J) the FAA Reauthorization Act of 2018  
2 (Public Law 115–254);  
3 (K) the Bipartisan Budget Act of 2018  
4 (Public Law 115–123);  
5 (L) the Implementing Recommendations of  
6 the 9/11 Commission Act of 2007 (Public Law  
7 110–53); and  
8 (M) any other relevant laws relating to the  
9 Agency.

10 (b) INSPECTOR GENERAL.—There shall be trans-  
11 ferred to the Inspector General of the Federal Emergency  
12 Management Agency all of the functions relating to the  
13 Inspector General that were transferred from the Federal  
14 Emergency Management Agency to the Department of  
15 Homeland Security on or after January 1, 2003.

16 (c) EXCEPTIONS.—

17 (1) PROGRAMS UNAFFECTED.—The following  
18 programs shall not be affected by this Act and shall  
19 remain within the Department of Homeland Secu-  
20 rity:

21 (A) The grant programs authorized by sec-  
22 tions 1406, 1513, and 1532 of the Imple-  
23 menting Recommendations of the 9/11 Commis-  
24 sion Act (6 U.S.C. 1135, 1163, and 1182).

1 (B) The grant program authorized by sec-  
2 tion 70107 of title 46, United States Code.

3 (C) Programs authorized in subtitle A of  
4 title XX of the Homeland Security Act of 2002  
5 (6 U.S.C. 603 et seq.).

6 (2) MEMORANDUM OF UNDERSTANDING.—With  
7 respect to the programs under paragraph (1), the  
8 Secretary of Homeland Security and the Adminis-  
9 trator shall enter into a memorandum of under-  
10 standing providing that—

11 (A) during the transition period under sub-  
12 section (e), the Administrator shall continue to  
13 administer such programs; and

14 (B) the Administrator may assess a fee on  
15 the Secretary for the administration of such  
16 programs and any additional programs, as con-  
17 sidered necessary by the Administrator or the  
18 Secretary.

19 (d) UNITED STATES FIRE ADMINISTRATOR; FED-  
20 ERAL INSURANCE ADMINISTRATOR.—Nothing in this Act  
21 shall be construed to affect the appointment of the United  
22 States Fire Administrator under section 5(b) of the Fire  
23 Prevention and Control Act of 1974 (15 U.S.C. 2204(b))  
24 or the Federal Insurance Administrator under section

1 1105(a) of the Housing and Urban Development Act of  
2 1968 (42 U.S.C. 4129).

3 (e) TRANSITION PERIOD.—The transfers under this  
4 section shall be carried out not later than 1 year after  
5 the date of enactment of this Act. During the transition  
6 period, the Secretary of Homeland Security shall provide  
7 to the Administrator such assistance, including the use of  
8 personnel and assets, as the Administrator may request  
9 in preparing for the transfer.

10 (f) TRANSITION.—The Administrator may use—

11 (1) the services of such officers, employees, and  
12 other personnel of the Department of Homeland Se-  
13 curity with respect to functions transferred by this  
14 section; and

15 (2) funds appropriated to such functions for  
16 such period of time as may reasonably be needed to  
17 facilitate the orderly implementation of this section.

18 (g) LIAISON OFFICE TO ENSURE COORDINATION  
19 WITH DEPARTMENT OF HOMELAND SECURITY.—The Ad-  
20 ministrator shall establish a liaison office within the Agen-  
21 cy to ensure adequate coordination with the Department  
22 of Homeland Security.

23 **SEC. 16. PERSONNEL AND OTHER TRANSFERS.**

24 (a) PERSONNEL PROVISIONS.—

1           (1) APPOINTMENTS.—The Administrator of the  
2       Federal Emergency Management Agency may ap-  
3       point and fix the compensation of such officers and  
4       employees, including investigators, attorneys, and  
5       administrative law judges, as may be necessary to  
6       carry out the respective functions transferred under  
7       section 15. Except as otherwise provided by law,  
8       such officers and employees shall be appointed in ac-  
9       cordance with the civil service laws and their com-  
10      pensation fixed in accordance with title 5, United  
11      States Code.

12          (2) EXPERTS AND CONSULTANTS.—The Admin-  
13      istrator may obtain the services of experts and con-  
14      sultants in accordance with section 3109 of title 5,  
15      United States Code, and compensate such experts  
16      and consultants for each day (including travel time)  
17      during which they are engaged in the actual per-  
18      formance of such services at rates not in excess of  
19      the rate of pay for level IV of the Executive Sched-  
20      ule under section 5315 of such title. The Adminis-  
21      trator may pay experts and consultants who are  
22      serving away from their homes or regular place of  
23      business, travel expenses and per diem in lieu of  
24      subsistence at rates authorized by sections 5702 and

1       5703 of such title for persons in Government service  
2       employed intermittently.

3       (b) DELEGATION AND ASSIGNMENT.—Except where  
4 otherwise expressly prohibited by law or otherwise pro-  
5 vided by this division, the Administrator may delegate any  
6 of the functions transferred to the Administrator by sec-  
7 tion 15 and any function transferred or granted to the  
8 Administrator after the date of the transfers by section  
9 15 to such officers and employees of the Agency as the  
10 Administrator may designate and may authorize succes-  
11 sive redelegations of such functions as may be necessary  
12 or appropriate. No delegation of functions by the Adminis-  
13 trator under this subsection or under any other provision  
14 of this division shall relieve the Administrator of responsi-  
15 bility for the administration of such functions.

16       (c) REORGANIZATION.—The Administrator may allo-  
17 cate or reallocate any function transferred under section  
18 15 among the officers of the Agency, and may establish,  
19 consolidate, alter, or discontinue such organizational enti-  
20 ties in the Agency as may be necessary or appropriate if  
21 the Administrator, on or before the 30th day preceding  
22 the date of the allocation or reallocation, provides to Con-  
23 gress written notice of the allocation or reallocation.

24       (d) RULES.—The Administrator may prescribe, in ac-  
25 cordance with the provisions of chapters 5 and 6 of title

1 5, United States Code, such rules and regulations as the  
2 Administrator determines necessary or appropriate to ad-  
3 minister and manage the functions of the Agency.

4 (e) TRANSFER AND ALLOCATIONS OF APPROPRIA-  
5 TIONS AND PERSONNEL.—Except as otherwise provided  
6 in this division, the personnel employed in connection with,  
7 and the assets, liabilities, contracts, property, records, and  
8 unexpended balances of appropriations, authorizations, al-  
9 locations, and other funds employed, used, held, arising  
10 from, available to, or to be made available in connection  
11 with the functions transferred by section 15, subject to  
12 section 1531 of title 31, United States Code, shall be  
13 transferred to the Agency. Unexpended funds transferred  
14 pursuant to this subsection shall be used only for the pur-  
15 poses for which the funds were originally authorized and  
16 appropriated.

17 (f) INCIDENTAL TRANSFERS.—The Director of the  
18 Office of Management and Budget, in consultation with  
19 the Administrator, may make such determinations as may  
20 be necessary with regard to the functions transferred by  
21 section 15, and may make such additional incidental dis-  
22 positions of personnel, assets, liabilities, grants, contracts,  
23 property, records, and unexpended balances of appropria-  
24 tions, authorizations, allocations, and other funds held,  
25 used, arising from, available to, or to be made available

1 in connection with such functions, as may be necessary  
2 to carry out the provisions of this division. The Director  
3 of the Office of Management and Budget shall provide for  
4 the termination of the affairs of all entities terminated by  
5 this division and for such further measures and disposi-  
6 tions as may be necessary to effectuate the purposes of  
7 this division.

8 (g) EFFECT ON PERSONNEL.—

9 (1) IN GENERAL.—Except as otherwise pro-  
10 vided by this division, the transfer pursuant to this  
11 division of full-time personnel (except special Gov-  
12 ernment employees) and part-time personnel holding  
13 permanent positions shall not cause any such em-  
14 ployee to be separated or reduced in grade or com-  
15 pensation for one year after the date of transfer of  
16 such employee under this division.

17 (2) EXECUTIVE SCHEDULE POSITIONS.—Except  
18 as otherwise provided in this division, any person  
19 who, on the day preceding the date of the transfers  
20 of functions under section 15, held a position com-  
21 pensated in accordance with the Executive Schedule  
22 prescribed in chapter 53 of title 5, United States  
23 Code, and who, without a break in service, is ap-  
24 pointed in the Agency to a position having duties  
25 comparable to the duties performed immediately pre-

1 ceding such appointment shall continue to be com-  
2 pensated in such new position at not less than the  
3 rate provided for such previous position, for the du-  
4 ration of the service of such person in such new po-  
5 sition.

6 **SEC. 17. SAVING PROVISIONS.**

7 (a) CONTINUING EFFECT OF LEGAL DOCUMENTS.—

8 All orders, determinations, rules, regulations, permits,  
9 agreements, grants, contracts, certificates, licenses, reg-  
10 istrations, privileges, and other administrative actions—

11 (1) which have been issued, made, granted, or  
12 allowed to become effective by the President, any  
13 Federal agency or official thereof, or by a court of  
14 competent jurisdiction, in the performance of func-  
15 tions that are transferred under section 15; and

16 (2) which are in effect on the date of the trans-  
17 fers of functions under section 15, or were final be-  
18 fore such date and are to become effective on or  
19 after such date, shall continue in effect according to  
20 their terms until modified, terminated, superseded,  
21 set aside, or revoked in accordance with law by the  
22 President, the Administrator, or other authorized of-  
23 ficial, a court of competent jurisdiction, or by oper-  
24 ation of law.

1 (b) PROCEEDINGS NOT AFFECTED.—The provisions  
2 of this division shall not affect any proceedings, including  
3 notices of proposed rulemaking, or any application for any  
4 license, permit, certificate, or financial assistance pending  
5 before the Agency on the date of the transfers of functions  
6 under section 15, with respect to functions transferred by  
7 section 15, but such proceedings and applications shall  
8 continue. Orders shall be issued in such proceedings, ap-  
9 peals shall be taken therefrom, and payments shall be  
10 made pursuant to such orders, as if this division had not  
11 been enacted, and orders issued in any such proceedings  
12 shall continue in effect until modified, terminated, super-  
13 seded, or revoked by a duly authorized official, by a court  
14 of competent jurisdiction, or by operation of law. Nothing  
15 in this subsection shall be deemed to prohibit the dis-  
16 continuance or modification of any such proceeding under  
17 the same terms and conditions and to the same extent that  
18 such proceeding could have been discontinued or modified  
19 if this division had not been enacted.

20 (c) SUITS NOT AFFECTED.—The provisions of this  
21 division shall not affect suits commenced before the date  
22 of the transfers of functions under section 15, and in all  
23 such suits, proceedings shall be had, appeals taken, and  
24 judgments rendered in the same manner and with the  
25 same effect as if this division had not been enacted.

1 (d) NONABATEMENT OF ACTIONS.—No suit, action,  
2 or other proceeding commenced by or against the Agency,  
3 or by or against any individual in the official capacity of  
4 such individual as an officer of the Agency, shall abate  
5 by reason of the enactment of this division.

6 (e) ADMINISTRATIVE ACTIONS RELATING TO PRO-  
7 MULGATION OF REGULATIONS.—Any administrative ac-  
8 tion relating to the preparation or promulgation of a regu-  
9 lation by the Agency relating to a function transferred  
10 under section 15 may be continued by the Agency with  
11 the same effect as if this division had not been enacted.

12 **SEC. 18. REFERENCES.**

13 (a) REFERENCES TO FEMA.—Any reference to the  
14 Federal Emergency Management Agency in any law, Ex-  
15 ecutive order, rule, regulation, certificate, directive, in-  
16 struction, delegation of authority, or other official paper  
17 shall be considered to refer and apply to the Agency estab-  
18 lished by section 11.

19 (b) REFERENCES TO ADMINISTRATOR OF FEMA.—  
20 Any reference to the Administrator of the Federal Emer-  
21 gency Management Agency in any law, Executive order,  
22 rule, regulation, certificate, directive, instruction, delega-  
23 tion of authority, or other official paper shall be consid-  
24 ered to refer and apply to the Administrator established  
25 by section 12(a)(1).

1 (c) REFERENCES TO INSPECTOR GENERAL.—Any  
2 reference to the Inspector General of the Federal Emer-  
3 gency Management Agency or to the functions relating to  
4 such office that were transferred from the Federal Emer-  
5 gency Management Agency to the Department of Home-  
6 land Security on or after January 1, 2003, in any law,  
7 Executive order, rule, regulation, certificate, directive, in-  
8 struction, delegation of authority, or other official paper  
9 shall be considered to refer and apply to the Inspector  
10 General established by section 14 or to the functions re-  
11 lated to the office of such Inspector General.

12 **TITLE II—OFFICES AND FUNC-**  
13 **TIONS OF FEDERAL EMER-**  
14 **GENCY MANAGEMENT AGEN-**  
15 **CY**

16 **SEC. 21. NATIONAL EMERGENCY MANAGEMENT.**

17 (a) OTHER OFFICERS.—Section 103(a)(1) of the  
18 Homeland Security Act of 2002 (6 U.S.C. 113(a)(1)) is  
19 amended—

20 (1) by striking subparagraph (D); and  
21 (2) by redesignating subparagraphs (E)  
22 through (K) as subparagraphs (D) through (J), re-  
23 spectively.

24 (b) REPEALS.—Sections 503, 504, and 506 of the  
25 Homeland Security Act of 2002 (6 U.S.C. 316), and the

1 items relating to such sections in section 1(b) of such Act,  
2 are repealed.

3 (c) REGIONAL OFFICES.—Section 507 of the Home-  
4 land Security Act of 2002 (6 U.S.C. 317) is amended—  
5 (1) in subsection (b)(2)(A) by striking “and  
6 homeland security”; and

7 (2) in subsection (f)(3) by striking “other than  
8 the Department”.

9 (d) NATIONAL ADVISORY COUNCIL.—Section 508 of  
10 the Homeland Security Act of 2002 (6 U.S.C. 318) is  
11 amended—

12 (1) in subsection (a)—

13 (A) by striking “Not later than 60 days  
14 after the date of enactment of the Post-Katrina  
15 Emergency Management Reform Act of 2006,  
16 the Secretary shall establish” and inserting  
17 “There is established”; and

18 (B) by striking “protection,”; and

19 (2) in subsection (b)(2) by striking “adminis-  
20 tered by the Department”; and

21 (3) in subsection (c)(1)(D) by striking “protec-  
22 tion,”;

23 (e) NATIONAL INTEGRATION CENTER.—Section  
24 509(c)(1) of the Homeland Security Act of 2002 (6 U.S.C.  
25 319(c)(1)) is amended—

1 (1) in subparagraph (A) by striking “Secretary,  
2 acting through the Administrator,” and inserting  
3 “Administrator”; and

4 (2) in subparagraph (B)(i) by striking “, the  
5 Homeland Security Council, and the Secretary under  
6 section 503(c)(4)”.

7 (f) EVACUATION PLANS AND EXERCISES.—Section  
8 512 of the Homeland Security Act of 2002 (6 U.S.C.  
9 321a) is amended—

10 (1) in subsection (a) by inserting “, in coordi-  
11 nation with the Administrator,” after “may”; and

12 (2) in subsection (c)(2) by striking “Adminis-  
13 trator” and inserting “Secretary”.

14 (g) DEPARTMENT AND AGENCY OFFICIALS.—

15 (1) IN GENERAL.—Section 514 of the Home-  
16 land Security Act of 2002 (6 U.S.C. 321c) is  
17 amended by striking “(a) DEPUTY” and all that fol-  
18 lows through “The Administrator of the” and insert-  
19 ing “The Administrator of the”.

20 (2) CLERICAL AMENDMENT.—The item relating  
21 to section 514 in the table of contents in section  
22 1(b) of the Homeland Security Act of 2002 is  
23 amended to read as follows:

“514. United States Fire Administration.”.

1 (h) NATIONAL OPERATIONS CENTER.—Section 515  
2 of the Homeland Security Act of 2002 (6 U.S.C. 321d)  
3 is amended—

4 (1) in subsection (b) by striking “Department”  
5 and inserting “Agency”; and

6 (2) in subsection (c) by striking “Secretary”  
7 each place it appears and inserting “Administrator”.

8 (i) NUCLEAR INCIDENT RESPONSE.—Section 517 of  
9 the Homeland Security Act of 2002 (6 U.S.C. 321f)—

10 (1) by striking “Department” each place it ap-  
11 pears and inserting “Agency”; and

12 (2) in subsection (a)—

13 (A) by striking “direction of the Sec-  
14 retary” and inserting “direction of the Adminis-  
15 trator”; and

16 (B) by striking “control of the Secretary”  
17 and inserting “control of the Administrator”.

18 (j) CONDUCT OF CERTAIN PUBLIC HEALTH-RE-  
19 LATED ACTIVITIES.—Section 518 of the Homeland Secu-  
20 rity Act of 2002 (6 U.S.C. 321g) is amended—

21 (1) in subsection (a) by striking “collaboration  
22 with the Secretary” and inserting “collaboration  
23 with the Administrator”; and

24 (2) in subsection (b) by striking “with the Sec-  
25 retary” and inserting “with the Administrator”.

1 (k) USE OF NATIONAL PRIVATE SECTOR NETWORKS  
2 IN EMERGENCY RESPONSE.—Section 519 of the Home-  
3 land Security Act of 2002 (6 U.S.C. 321h) is amended  
4 by striking “Secretary” and inserting “Administrator”.

5 (l) PUBLIC HEALTH SERVICE ACT.—

6 (1) PROCUREMENT OF SECURITY COUNTER-  
7 MEASURES FOR STRATEGIC NATIONAL STOCKPILE.—  
8 Section 319F–2 of the Public Health Service Act  
9 (42 U.S.C. 247d–6b) is amended—

10 (A) in subsection (a)(1) by striking “and  
11 in coordination with the Secretary of Homeland  
12 Security (referred to in this section as the  
13 ‘Homeland Security Secretary’)” and inserting  
14 “and in coordination with the Administrator of  
15 the Federal Emergency Management Agency  
16 (referred to in this section as the ‘Adminis-  
17 trator’)”; and

18 (B) in subsection (c)—

19 (i) by striking “Homeland Security  
20 Secretary” each place it appears and in-  
21 serting “Administrator”; and

22 (ii) in paragraph (2)(C)—

23 (I) by striking “Secretary of  
24 Homeland Security” and inserting  
25 “Administrator”; and

1 (II) by inserting “, the Com-  
2 mittee on Transportation and Infra-  
3 structure,” after “Energy and Com-  
4 merce”.

5 (2) IMPROVING STATE AND LOCAL PUBLIC  
6 HEALTH SECURITY.—Section 319C–1(f) of the Pub-  
7 lic Health Service Act (42 U.S.C. 247d–3a(f)) is  
8 amended—

9 (A) in the heading by striking “HOME-  
10 LAND SECURITY” and inserting “FEDERAL  
11 EMERGENCY MANAGEMENT AGENCY”; and

12 (B) by striking “Secretary of Homeland  
13 Security” and inserting “Administrator of the  
14 Federal Emergency Management Agency”.

15 (3) PARTNERSHIPS FOR STATE AND REGIONAL  
16 HOSPITAL PREPAREDNESS TO IMPROVE SURGE CA-  
17 PACITY.—Section 319C–2(d)(2)(B) of the Public  
18 Health Service Act (42 U.S.C. 247d–3b(d)(2)(B)) is  
19 amended by inserting “and the Administrator of the  
20 Federal Emergency Management Agency” after  
21 “Homeland Security”.

22 (4) FACILITIES AND CAPACITIES OF THE CEN-  
23 TERS FOR DISEASE CONTROL AND PREVENTION.—  
24 Section 319D(c)(2)(B) of the Public Health Service  
25 Act (42 U.S.C. 247d–4(c)(2)(B)) is amended by in-

1       serting “the Administrator of the Federal Emer-  
2       gency Management Agency,” after “Homeland Secu-  
3       rity,”.

4               (5) EMERGENCY SYSTEM FOR ADVANCE REG-  
5       ISTRATION OF VOLUNTEER HEALTH PROFES-  
6       SIONAL.—Section 319I(f) of the Public Health Serv-  
7       ice Act (42 U.S.C. 247d–7b(f)) is amended—

8               (A) by striking “Secretary of Homeland  
9       Security” and inserting “Administrator of the  
10       Federal Emergency Management Agency”; and

11              (B) by striking “Department of Homeland  
12       Security” and inserting “Federal Emergency  
13       Management Agency”.

14       (m) GUIDANCE AND RECOMMENDATIONS.—Section  
15       523 of the Homeland Security Act of 2002 (6 U.S.C.  
16       321l) is amended—

17              (1) in subsection (a) by striking “the Adminis-  
18       trator and the Director of the Cybersecurity and In-  
19       frastructure Security Agency, in consultation with  
20       the private sector” and inserting “the Adminis-  
21       trator, in consultation with the Director of the Cy-  
22       bersecurity and Infrastructure Security Agency and  
23       the private sector”; and

24              (2) in subsection (b)(2) by striking “Secretary”  
25       and inserting “Administrator”.

1 (n) VOLUNTARY PRIVATE SECTOR PREPAREDNESS  
2 ACCREDITATION AND CERTIFICATION PROGRAM.—Sec-  
3 tion 524 of the Homeland Security Act of 2002 (6 U.S.C.  
4 321m) is amended—

5 (1) in subsection (a) by striking paragraphs (1)  
6 through (3) and inserting the following: “The Ad-  
7 ministrator shall establish and implement the vol-  
8 untary private sector preparedness accreditation and  
9 certification program in accordance with this sec-  
10 tion.”; and

11 (2) in subsection (b) by striking “designated of-  
12 ficer” each place it appears and inserting “Adminis-  
13 trator”.

14 (o) ACCEPTANCE OF GIFTS.—Section 525 of the  
15 Homeland Security Act of 2002 (6 U.S.C. 321n) is  
16 amended—

17 (1) by striking “Secretary” each place it ap-  
18 pears and inserting “Administrator”;

19 (2) in paragraphs (1) and (2) of subsection (b)  
20 by striking “Department” and inserting “Agency”;  
21 and

22 (3) in subsection (c)(1) by inserting “the Com-  
23 mittee on Transportation and Infrastructure and”  
24 after “submit to”.

1 (p) NATIONAL PLANNING AND EDUCATION.—Section  
2 527 of the Homeland Security Act of 2002 (6 U.S.C.  
3 321p) is amended by striking “Secretary” and inserting  
4 “Administrator, in consultation with the Secretary,”.

5 (q) COORDINATION OF DEPARTMENT OF HOMELAND  
6 SECURITY EFFORTS RELATED TO FOOD, AGRICULTURE,  
7 AND VETERINARY DEFENSE AGAINST TERRORISM.—Sec-  
8 tion 528(c) of the Homeland Security Act of 2002 (6  
9 U.S.C. 321q(c)) is amended—

10 (1) by striking “Agriculture or” and inserting  
11 “Agriculture,”; and

12 (2) by inserting “,or the Administrator” before  
13 the period at the end.

14 (r) CONTINUITY OF THE ECONOMY PLAN.—Section  
15 9603 of division A of the William M. (Mac) Thornberry  
16 National Defense Authorization Act for Fiscal Year 2021  
17 (6 U.S.C. 622) is amended—

18 (1) in subsection (b)(1)—

19 (A) by redesignating subparagraphs (H)  
20 and (I) as subparagraphs (I) and (J); and

21 (B) by inserting after subparagraph (G)  
22 the following:

23 “(H) the Administrator of the Federal  
24 Emergency Management Agency;”; and

25 (2) in subsection (c)(1)—

1 (A) by redesignating subparagraphs (S)  
2 and (T) as subparagraphs (T) and (U); and

3 (B) by inserting after subparagraph (R)  
4 the following

5 “(S) the Committee on Transportation and  
6 Infrastructure of the House of Representa-  
7 tives;”.

8 (s) JOINT TASK FORCES.—Section 708(b)(2)(B) of  
9 the Homeland Security Act of 2002 (6 U.S.C.  
10 348(b)(2)(B)) is amended—

11 (1) in clause (i)—

12 (A) by striking “including section  
13 504(a)(3)(A),”; and

14 (B) in subclause (II) by striking “para-  
15 graphs (3) and (4)(A) of section 503(c) and  
16 section 509(c) of this Act,” and inserting “the  
17 FEMA Act of 2025”; and

18 (2) in clause (ii) by striking “, including” and  
19 all that follows through “section 506”.

## 20 **TITLE III—RELATED MATTERS**

### 21 **SEC. 31. CHANGES TO ADMINISTRATIVE DOCUMENTS.**

22 Not later than 120 days after the date of enactment  
23 of this Act, the President shall amend Homeland Security  
24 Presidential Directive–5, Homeland Security Presidential  
25 Directive–8, Presidential Policy Directive—8, and any

1 other similar administrative document to reflect the  
2 changes made by this division and the amendments made  
3 by this division.

4 **SEC. 32. RECOMMENDED LEGISLATION.**

5 (a) IN GENERAL.—After consultation with Congress,  
6 the Administrator of the Federal Emergency Management  
7 Agency shall prepare recommended legislation containing  
8 additional technical and conforming amendments to reflect  
9 the changes made by this division.

10 (b) SUBMISSION TO CONGRESS.—Not later than 90  
11 days after the last day of the transition period referred  
12 to in section 15(e), the Administrator shall submit to Con-  
13 gress a report containing the recommended legislation.

14 **DIVISION B—FEMA REFORMS**  
15 **TITLE I—PUBLIC ASSISTANCE**  
16 **REFORMS**

17 **SEC. 101. REBUILDING PUBLIC INFRASTRUCTURE.**

18 (a) IN GENERAL.—Title IV of the Robert T. Stafford  
19 Disaster Relief and Emergency Assistance Act (42 U.S.C.  
20 5170 et seq.) is amended by inserting after section 408  
21 the following:

22 **“SEC. 409. EXPEDITED REPAIR, RESTORATION, AND RE-**  
23 **PLACEMENT OF DAMAGED FACILITIES.**

24 **“(a) GRANTS FOR REPAIR, RESTORATION, RECON-**  
25 **STRUCTION, OR REPLACEMENT OF A PUBLIC FACILITY.—**

1           “(1) IN GENERAL.—The President may make  
2       grants—

3           “(A) to a State or local government for the  
4       repair, restoration, reconstruction, or replace-  
5       ment of a public facility damaged or destroyed  
6       by a major disaster; and

7           “(B) subject to paragraph (2), to a person  
8       that owns or operates a private nonprofit facil-  
9       ity damaged or destroyed by a major disaster  
10      for the repair, restoration, reconstruction, or re-  
11      placement of the facility.

12          “(2) CONDITIONS FOR ASSISTANCE TO PRIVATE  
13      NONPROFIT FACILITIES.—

14          “(A) IN GENERAL.—The President may  
15      make grants to a private nonprofit facility  
16      under paragraph (1)(B) only if—

17           “(i) the facility provides critical serv-  
18      ices (as defined by the President) in the  
19      event of a major disaster; or

20           “(ii) the owner or operator of the fa-  
21      cility—

22           “(I) has applied for a disaster  
23      loan under section 7(b) of the Small  
24      Business Act (15 U.S.C. 636(b)); and

1 “(II)(aa) has been determined to  
2 be ineligible for such a loan; or

3 “(bb) has obtained such a loan in  
4 the maximum amount for which the  
5 Small Business Administration deter-  
6 mines the facility is eligible.

7 “(B) RELIGIOUS FACILITIES.—A church,  
8 synagogue, mosque, temple, or other house of  
9 worship, educational facility, or any other pri-  
10 vate nonprofit facility shall be eligible for  
11 grants under paragraph (1)(B), without regard  
12 to the religious character of the facility or the  
13 primary religious use of the facility. No house  
14 of worship, educational facility, or any other  
15 private nonprofit facility may be excluded from  
16 receiving grants under paragraph (1)(B) be-  
17 cause leadership or membership in the organi-  
18 zation operating the house of worship is limited  
19 to persons who share a religious faith or prac-  
20 tice.

21 “(C) DEFINITION OF CRITICAL SERV-  
22 ICES.—In this paragraph, the term ‘critical  
23 services’ includes power, water (including water  
24 provided by an irrigation organization or facil-  
25 ity), sewer, wastewater treatment, communica-

1           tions (including broadcast and telecommuni-  
2           cations), education, and emergency medical  
3           care.

4           “(3) NOTIFICATION TO CONGRESS.—The Presi-  
5           dent shall notify the following committees not later  
6           than 30 days after making any contribution under  
7           this section in an amount greater than \$20,000,000:

8                 “(A) The Committee on Homeland Secu-  
9                 rity and Governmental Affairs of the Senate.

10                “(B) The Committee on Transportation  
11                and Infrastructure of the House of Representa-  
12                tives.

13                “(C) The Committee on Appropriations of  
14                the Senate.

15                “(D) The Committee on Appropriations of  
16                the House of Representatives.

17           “(b) GRANT REQUIREMENTS.—

18                 “(1) USE OF GRANT FUNDS.—Grant funds  
19                 made to a State, local government, or a person that  
20                 owns or operates a private nonprofit facility under  
21                 this section may be used—

22                 “(A) to repair, restore, reconstruct, or re-  
23                 place the public or private nonprofit facility  
24                 damaged or destroyed by a major disaster to  
25                 applicable building codes as of the time of re-

1 pair, restoration, reconstruction, or replace-  
2 ment, including incorporating mitigation meas-  
3 ures consistent with disaster risks for the geo-  
4 graphical area;

5 “(B) to repair, restore, incorporate mitiga-  
6 tion measures, or expand other selected public  
7 facilities;

8 “(C) to construct new facilities;

9 “(D) and combined to construct a consoli-  
10 dated facility or facilities of a State, local gov-  
11 ernment, or owner or operator of a private non-  
12 profit facility; or

13 “(E) to fund hazard mitigation measures  
14 that the State or local government determines  
15 necessary to meet a need for governmental serv-  
16 ices and functions in the area affected by the  
17 major disaster.

18 “(2) COST ESTIMATION.—

19 “(A) AMOUNT OF GRANTS.—The amount  
20 of a grant made available pursuant to sub-  
21 section (a) shall be determined, without regard  
22 to preexisting condition, based on the estimated  
23 cost to repair, restore, reconstruct, or replace  
24 the public or private nonprofit facility damaged  
25 or destroyed by a major disaster to applicable

1 building codes as of the time of repair, restora-  
2 tion, reconstruction, or replacement. Such cost  
3 estimate shall—

4 “(i) be developed by an appropriately  
5 licensed professional;

6 “(ii) include the cost of incorporating  
7 mitigation measures consistent with dis-  
8 aster risks for the geographical area;

9 “(iii) include associated expenses in-  
10 cluding labor costs, management costs,  
11 materials, and any other costs to repair,  
12 restore, reconstruct, or replace the im-  
13 pacted facility; and

14 “(iv) include the cost of carrying out  
15 such estimate.

16 “(B) PRESUMPTION OF ACCURACY.—The  
17 cost estimate carried out under subparagraph  
18 (A) shall be presumed to be accurate and rea-  
19 sonable unless there is evidence of criminal  
20 fraud.

21 “(3) SUBMISSION.—Upon submission by the  
22 applicant of the cost estimate carried out under  
23 paragraph (2), any review by the Administrator shall  
24 be completed not later than 90 days after the receipt  
25 of such estimate. In evaluating whether such cost es-

1       timation is accurate and reasonable, the Adminis-  
2       trator may not consider preexisting condition and  
3       the evaluation shall be conducted by an appro-  
4       priately licensed professional with familiarity with  
5       the relevant geographical location, including market  
6       considerations and availability of labor and materials  
7       for the applicable project. Unless there is evidence of  
8       criminal fraud, such estimate shall be deemed to be  
9       approved not later than 90 days after the submis-  
10      sion of such estimate.

11           “(4) AVAILABILITY OF FUNDS.—Not later than  
12      30 days after the approval of a cost estimate under  
13      this subsection, the Administrator shall make the  
14      grant funds available to the applicant.

15           “(5) ONE-TIME ADJUSTMENT.—Not later than  
16      2 years after such approval, the State, local govern-  
17      ment, or person that owns or operates a private non-  
18      profit facility may submit a revised cost estimate to  
19      account for changes in labor, material, or other costs  
20      associated with fluctuations in the market. Upon re-  
21      ceipt of a revised cost estimate, the Administrator  
22      shall review such revision in the same manner and  
23      with the same time limitations as apply to the initial  
24      cost estimate.

1           “(6) FINALITY OF APPROVALS.—Upon approval  
2       of the grant or one-time adjustment, notwith-  
3       standing any other provision of law, including sec-  
4       tion 3716(e) of title 31, United States Code, unless  
5       there is evidence of criminal fraud, no legal or ad-  
6       ministrative action with respect to such approval or  
7       adjustment, as applicable, to recover any payment  
8       under this section shall be initiated in any forum.

9           “(7) SPECIAL RULE FOR LARGE, COMPLEX  
10       PROJECTS.—

11           “(A) IN GENERAL.—A State, local govern-  
12       ment, or owner or operator of a private non-  
13       profit facility may, with the approval of the Ad-  
14       ministrator, designate a large, complex infra-  
15       structure project as a phased project.

16           “(B) SUBMISSION OF COST ESTIMATES.—  
17       With respect to projects designated under sub-  
18       paragraph (A), the respective applicant may  
19       submit cost estimates for each phase designated  
20       for such project.

21           “(C) APPROVALS.—The submissions for  
22       each phase under subparagraph (B) shall be ap-  
23       proved in the same manner and with the same  
24       limitations as outlined in paragraphs (3) and  
25       (4).

1           “(8) DEADLINE.—All cost estimates submitted  
2           under this section shall be submitted not later than  
3           5 years after the date of the respective major dis-  
4           aster declaration under this title, unless the 5-year  
5           period is extended by the President.

6           “(9) PROGRESS REPORTS.—

7                   “(A) REPORTS.—A State, local govern-  
8                   ment, or owner or operator of a private non-  
9                   profit facility that receives funding under this  
10                  section shall, for each major disaster declared  
11                  for which funding was provided under this sec-  
12                  tion, submit an annual progress report to the  
13                  Administrator that includes—

14                           “(i) a list with descriptions of projects  
15                           funded;

16                           “(ii) a list and number of projects  
17                           permitted and commenced;

18                           “(iii) a list of completed projects; and

19                           “(iv) a list of remaining projects and  
20                           the status of such projects.

21           “(B) PUBLIC AVAILABILITY.—Upon re-  
22           ceipt of a report under this paragraph, the Ad-  
23           ministrator shall make such report publicly  
24           available on the website of the Federal Emer-  
25           gency Management Agency.

1           “(10) INSPECTOR GENERAL REVIEW.—Not  
2       later than 2 years after the date of enactment of  
3       this section and annually thereafter, the inspector  
4       general of the Federal Emergency Management  
5       Agency, established in section 14 of the FEMA Act  
6       of 2025, shall conduct a review and submit to the  
7       committees described in subsection (a)(3) a report  
8       containing—

9           “(A) a sampling of cost estimates approved  
10       in the prior year and assess their reasonable-  
11       ness taking into account labor, material, and  
12       market conditions in the relevant locality at the  
13       time of the estimate;

14          “(B) information on whether the Adminis-  
15       trator has placed any overly burdensome re-  
16       quirements on the applicant in the submission  
17       process, including whether or not the Adminis-  
18       trator has failed to accept submissions based on  
19       nonsubstantive or technical reasons; and

20          “(C) any evidence of criminal fraud and  
21       whether there have been any referrals for fur-  
22       ther investigation or prosecution.

23       “(11) DEFINITIONS.—In this subsection:

24          “(A) APPLICABLE BUILDING CODES.—The  
25       term ‘applicable building codes’ means the lat-

1 est 2 published editions of relevant consensus-  
2 based codes, specifications, and standards, in-  
3 cluding amendments made by State, local, In-  
4 dian tribal, or territorial governments during  
5 the adoption process that incorporate the latest  
6 hazard-resistant designs and establish criteria  
7 for design, construction, and maintenance for  
8 the relevant project.

9 “(B) APPROPRIATELY LICENSED PROFES-  
10 SIONAL.—The term ‘appropriately licensed pro-  
11 fessional’ means an individual who is an engi-  
12 neer, architect, builder, tradesperson, or similar  
13 professional (or combinations thereof, as need-  
14 ed) that is licensed or authorized to work in the  
15 relevant State to perform the type of work re-  
16 lated to producing a cost estimate described  
17 under this subsection.

18 “(c) FUNDING.—

19 “(1) MINIMUM FEDERAL SHARE.—Except as  
20 provided in paragraph (2), the Federal share of as-  
21 sistance under this section shall be not less than 65  
22 percent of the estimated cost of repair, restoration,  
23 reconstruction, or replacement carried out under this  
24 section.

1           “(2) REDUCED FEDERAL SHARE.—The Presi-  
2           dent may reduce the Federal share of assistance  
3           under this section to not less than 65 percent  
4           through a sliding scale following an event associated  
5           with a major disaster in which a State or Indian  
6           tribal government has failed to implement appro-  
7           priate mitigation measures to address the hazard  
8           that caused the damage.

9           “(3) INCREASED FEDERAL SHARE.—

10           “(A) INCENTIVE MEASURES.—The Presi-  
11           dent shall provide incentives to a State or Trib-  
12           al government to invest in measures that in-  
13           crease readiness for, and resilience from, a  
14           major disaster by recognizing such investments  
15           through a sliding scale that increases the min-  
16           imum Federal share to 85 percent. Such meas-  
17           ures may include—

18                   “(i) establishing and maintaining a  
19                   dedicated disaster account;

20                   “(ii) establishing and maintaining  
21                   State-funded mitigation programs dedi-  
22                   cated to investment in State and local miti-  
23                   gation projects for public and private non-  
24                   profit facilities other than projects carried  
25                   out with Federal funds;

1 “(iii) establishing and maintaining  
2 State risk management programs with  
3 dedicated funding for third-party insurance  
4 policies, captive insurance, and actuarially  
5 sound self-insurance risk pools that insure  
6 public facilities against future disaster  
7 risk;

8 “(iv) maintaining specified insurance  
9 on the facilities subject to projects de-  
10 scribed under clause (ii);

11 “(v) establishing and maintaining  
12 other disaster programs managed and  
13 funded by the State, including disaster as-  
14 sistance to individuals;

15 “(vi) employing qualified State and  
16 local emergency management and per-  
17 sonnel;

18 “(vii) used non-Federal funding  
19 sources to complete projects in the mitiga-  
20 tion plan approved under section 322;

21 “(viii) facilitating participation in the  
22 community rating system;

23 “(ix) granting tax incentives for  
24 projects that reduce risk; and

1                   “(x) facilitating the adoption and en-  
2                   forcement of 1 of the 2 latest editions of  
3                   relevant consensus-based codes, specifica-  
4                   tions, and standards, including amend-  
5                   ments made by State, local, Indian tribal,  
6                   or territorial governments during the adop-  
7                   tion process that incorporate the latest  
8                   hazard-resistant designs and establish cri-  
9                   teria for the design, construction, and  
10                  maintenance of residential structures and  
11                  facilities that may be eligible for assistance  
12                  under this Act for purposes of protecting  
13                  the health, safety, and general welfare of  
14                  the buildings’ users against disasters.

15               “(B) SAVINGS CLAUSE.—Nothing in this  
16               paragraph prevents the President from increas-  
17               ing the Federal cost share above 85 percent.

18               “(4) COMBINED SOURCES OF FUNDING.—

19               “(A) IN GENERAL.—Grant funding re-  
20               ceived under this section may be used in com-  
21               bination with other Federal funding and private  
22               sector funding.

23               “(B) CONFLICTING STANDARDS.—In any  
24               case in which a building code or mitigation  
25               standard is in conflict across Federal agencies

1 of a combined funding project described in sub-  
2 paragraph (A), any codes or standards promul-  
3 gated by the President, through the Adminis-  
4 trator, pursuant to this Act shall be applied.”.

5 (b) CONFORMING AMENDMENTS.—

6 (1) SUNSETS.—Section 406 of the Robert T.  
7 Stafford Disaster Relief and Emergency Assistance  
8 Act (42 U.S.C. 5172) is amended by adding at the  
9 end the following:

10 “(f) OPTIONS.—A State, local government, or owner  
11 or operator of a private nonprofit facility eligible for as-  
12 sistance under this section for a project for which an appli-  
13 cation has been submitted before the date of enactment  
14 of this subsection may opt to receive a grant pursuant to  
15 section 409 in lieu of contributions available under this  
16 section.

17 “(g) SUNSET.—

18 “(1) LIMITATION ON APPLICATIONS.—No appli-  
19 cation may be approved under this section if such  
20 application is submitted on or after the date that is  
21 180 days after the date of enactment of this sub-  
22 section.

23 “(2) SUNSET OF CERTAIN AUTHORITIES.—The  
24 authorities under subsections (a) through (c) and

1 subsections (e) through (f) of this section shall ter-  
2minate on December 31, 2032.”.

3 (2) PUBLIC ASSISTANCE PROGRAM ALTER-  
4NATIVE PROCEDURES.—Section 428 of the Robert  
5T. Stafford Disaster Relief and Emergency Assist-  
6ance Act (42 U.S.C. 5189f) is amended—

7 (A) in subsection (b) by striking “406,”;

8 (B) in subsection (e)—

9 (i) by striking “The alternative proce-  
10dures” and all that follows through “and  
11502(a)(5)—” and inserting “For debris re-  
12moval under sections 403(a)(3)(A), 407,  
13and 502(a)(5), the President shall adopt  
14alternative procedures for—”;

15 (ii) by redesignating subparagraphs  
16(A) through (F) as paragraphs (1) through  
17(6), respectively, and adjusting the mar-  
18gins accordingly; and

19 (iii) in paragraph (6), as so redesign-  
20ated, by redesignating clauses (i) through  
21(iii) as subparagraphs (A) through (C), re-  
22spectively, and adjusting the margins ac-  
23cordingly; and

24 (C) by striking subsection (h).

1           (3) REPAIR, RESTORATION, AND REPLACEMENT  
2           OF DAMAGED FACILITIES.—

3           (A) PREDISASTER HAZARD MITIGATION.—

4           Section 203(i) of the Robert T. Stafford Dis-  
5           aster Relief and Emergency Assistance Act (42  
6           U.S.C. 5133(i)) is amended by inserting “409,”  
7           after “408,” each place it appears.

8           (B) INSURANCE.—Section 311 of the Rob-  
9           ert T. Stafford Disaster Relief and Emergency  
10          Assistance Act (42 U.S.C. 5154) is amended—

11           (i) in subsection (a)(1) by inserting  
12           “or 409” after “section 406”;

13           (ii) in subsection (b) by inserting “or  
14           409” after “section 406”; and

15           (iii) in subsection (c) by striking “sec-  
16           tion 406 or 422” and inserting “section  
17           406, 409, or 422” each place it appears.

18          (C) MANAGEMENT COSTS.—Section  
19          324(b)(2)(B) of the Robert T. Stafford Dis-  
20          aster Relief and Emergency Assistance Act (42  
21          U.S.C. 5165b(b)(2)(B)) is amended by insert-  
22          ing “409,” after “407,”.

23          (D) SPECIFIED INSURANCE.—Section  
24          406(d) of the Robert T. Stafford Disaster Re-

1            relief and Emergency Assistance Act (42 U.S.C.  
2            5172(d)) is amended—

3                    (i) in paragraph (1) by striking  
4                    “available under this section” and insert-  
5                    ing “available under this section or section  
6                    409”; and

7                    (ii) in paragraph (2) by striking  
8                    “under this section” and inserting “under  
9                    this section or section 409”.

10            (E) SIMPLIFIED PROCEDURE.—Section  
11            422(a) of the Robert T. Stafford Disaster Re-  
12            lief and Emergency Assistance Act (42 U.S.C.  
13            5189(a)) is amended—

14                    (i) in paragraph (1) by inserting “or  
15                    409” after “section 406”; and

16                    (ii) in the matter following paragraph  
17                    (3) by striking “407, or 502” and insert-  
18                    ing “407, 409, or 502”.

19            (F) AGENCY ACCOUNTABILITY.—Section  
20            430 of the Robert T. Stafford Disaster Relief  
21            and Emergency Assistance Act (42 U.S.C.  
22            5189h) is amended—

23                    (i) in subsection (a) by inserting “or  
24                    409” after “section 406”; and

1 (ii) in subsection (e)(1) by inserting  
2 “409,” after “407,”.

3 (c) EFFECTIVE DATE.—The amendments made by  
4 this section shall take effect on the date that is 180 days  
5 after the date of enactment of this Act.

6 **SEC. 102. TASK FORCE TO ADDRESS BACKLOG OF OPEN DE-**  
7 **CLARED DISASTERS.**

8 (a) ESTABLISHMENT.—The Administrator of the  
9 Federal Emergency Management Agency shall establish a  
10 declared disasters task force (in this section referred to  
11 as the “Task Force”) to develop processes and mecha-  
12 nisms necessary for the Administrator to eliminate the  
13 current backlog of open declared disasters.

14 (b) COMPOSITION.—

15 (1) IN GENERAL.—The Task Force established  
16 under subsection (a) shall include the following  
17 members:

18 (A) The Administrator, who shall serve as  
19 the chair of the Task Force.

20 (B) The Associate Administrator within  
21 the Office of Response and Recovery.

22 (C) The Regional Administrator for Region  
23 4.

24 (D) The Regional Administrator for Re-  
25 gion 6.

1 (E) The Regional Administrator for Re-  
2 gion 9.

3 (F) The Division Director for Public As-  
4 sistance within the Office of Response and Re-  
5 covery.

6 (G) Any other subject matter expert who is  
7 employed by the Agency, as the Administrator  
8 determines appropriate.

9 (2) DETAILEES.—Members of the Task Force  
10 may detail employees who are employed by the  
11 Agency to assist the Administrator in fulfilling the  
12 duties of the Task Force.

13 (c) DUTIES.—The Task Force established under sub-  
14 section (a) shall—

15 (1) establish a temporary office within the  
16 Agency to address open declared disasters;

17 (2) identify the barriers the Agency has experi-  
18 enced in closing out the backlog;

19 (3) examine any challenges in reducing the  
20 number of open declared disasters that are caused  
21 by carrying out the program under section 205 of  
22 the Robert T. Stafford Disaster Relief and Emer-  
23 gency Assistance Act (42 U.S.C. 5135);

24 (4) make recommendations on how to expedite  
25 the appeals of assistance denial process under sec-

1       tion 423 of the Robert T. Stafford Disaster Relief  
2       and Emergency Assistance Act (42 U.S.C. 5189a);

3           (5) identify any barriers preventing the closeout  
4       of the excessive backlog; and

5           (6) coordinate efforts with any processes imple-  
6       mented by Agency to address the number of open  
7       declared disasters, including the Backlog Adminis-  
8       trative Closeout Process as outlined in the Public  
9       Assistance Backlog Strategy Implementation Guid-  
10      ance adopted June 2024.

11      (d) COMPLETION OF TASK FORCE ACTIVITIES.—

12           (1) SUBMISSION OF RESULTS.—Not later than  
13      1 year after the establishment of the Task Force  
14      under subsection (a), the Task Force shall submit to  
15      the Administrator the results of the activities carried  
16      out under subsection (c).

17           (2) SUNSET.—The Task Force established  
18      under this section shall be terminated upon submis-  
19      sion of the results pursuant to paragraph (1).

20      (e) BRIEFINGS.—

21           (1) INITIAL BRIEFING.—Not later than 180  
22      days after the date of enactment of this Act, the Ad-  
23      ministrator shall brief the appropriate congressional  
24      committees on the status of the Agency's progress in

1       reducing the backlog and any other activities of the  
2       Task Force.

3           (2) SEMIANNUAL BRIEFINGS.—The Adminis-  
4       trator shall provide semiannual briefings to the ap-  
5       propriate congressional committees until the Agency  
6       closes out 800 declared disasters in its backlog.

7           (3) YEARLY.—Not later than 1 year after the  
8       date of enactment of this Act, and annually there-  
9       after so long as any excessive open declared disas-  
10      ters remain, the Administrator shall provide to the  
11      appropriate congressional committees a briefing on  
12      the Agency’s closeout of its excessive backlog. Such  
13      briefing may be conducted concurrently with a semi-  
14      annual briefing under paragraph (2).

15      (f) DEFINITIONS.—In this section:

16           (1) APPROPRIATE CONGRESSIONAL COMMIT-  
17      TEES.—The term “appropriate congressional com-  
18      mittees” means—

19           (A) the Committee on Transportation and  
20      Infrastructure of the House of Representatives;

21           (B) the Committee on Homeland Security  
22      and Governmental Affairs of the Senate; and

23           (C) the Committees on Appropriations of  
24      the House of Representatives and the Senate.

1           (2) BACKLOG.—The term “backlog” means,  
2       with respect to a declared disaster—

3           (A) the period of performance for the de-  
4       clared disaster has concluded; and

5           (B) products and services carried out by  
6       the Agency remain to be delivered.

7           (3) DECLARED DISASTERS.—The term “de-  
8       clared disasters” means—

9           (A) any major disaster declared under sec-  
10       tion 401 of the Robert T. Stafford Disaster Re-  
11       lief and Emergency Assistance Act (42 U.S.C.  
12       5170), including any grant program relating to  
13       such a major disaster;

14          (B) any emergency declared under section  
15       501 of the Robert T. Stafford Disaster Relief  
16       and Emergency Assistance Act (42 U.S.C.  
17       5191), including any grant program relating to  
18       such an emergency; and

19          (C) any assistance provided for fire man-  
20       agement under section 420 of the Robert T.  
21       Stafford Disaster Relief and Emergency Assist-  
22       ance Act (42 U.S.C. 5187), including any grant  
23       program relating to such fire management.

24          (4) EXCESSIVE BACKLOG.—The term “excessive  
25       backlog” means any declared disaster that—

1 (A) is an open declared disaster; and

2 (B) the declaration of which occurred not  
3 earlier than 10 years ago.

4 (g) CLOSEOUT REQUIREMENTS.—

5 (1) IN GENERAL.—The Administrator shall di-  
6 rect each Regional Administrator to close out a de-  
7 clared disaster in the backlog or the excessive back-  
8 log, and disperse the remaining fund balances, as  
9 soon as is practicable after the date on which 90  
10 percent of the costs expended for all approved  
11 projects or awards relating to such declared disas-  
12 ters are validated.

13 (2) AGREEMENTS.—A closeout described under  
14 paragraph (1) shall include reaching an agreement  
15 for projects or awards that are in active litigation,  
16 as the Administrator considers appropriate.

17 (3) COST ESTIMATES.—The Administrator shall  
18 close out a declared disaster described in paragraph  
19 (1), notwithstanding section 3716(e) of title 31,  
20 United States Code, based on cost estimates.

21 **SEC. 103. DISASTER DECLARATION DAMAGE THRESHOLDS.**

22 (a) IN GENERAL.—In making recommendations to  
23 the President regarding the eligibility of a State impacted  
24 by a major disaster declared under section 401 of the Rob-  
25 ert T. Stafford Disaster Relief and Emergency Assistance

1 Act (42 U.S.C. 5170), the Administrator of the Federal  
2 Emergency Management Agency shall use as a factor for  
3 consideration whether the impacted counties, or subdivi-  
4 sion therein, in such State meet the definition of an eco-  
5 nomically distressed community under section 301.3(a) of  
6 title 13, Code of Federal Regulations, or a rural area  
7 under section 343(a) of the Consolidated Farm and Rural  
8 Development Act (7 U.S.C. 1991(a)).

9 (b) ADDITIONAL AUTHORIZATION.—In all cases  
10 where assistance under section 409 of the Robert T. Staf-  
11 ford Disaster Relief and Emergency Assistance Act, as  
12 added by this Act, is authorized for a county, or a subdivi-  
13 sion therein, that meets the definition of an economically  
14 distressed community under section 301.3(a) of title 13,  
15 Code of Federal Regulations, or a rural area under section  
16 343(a) of the Consolidated Farm and Rural Development  
17 Act (7 U.S.C. 1991(a)), the President shall provide assist-  
18 ance under section 408 of such Act.

19 (c) REVISIONS TO GUIDANCE, POLICIES, AND REGU-  
20 LATIONS.—The Administrator shall take such actions as  
21 are necessary to revise any policies, guidance, or regula-  
22 tions of the Federal Emergency Management Agency to  
23 implement subsections (a) and (b).

24 (d) SAVINGS CLAUSE.—Nothing in this section shall  
25 be construed to constrain the authority of the President

1 to make a determination of eligibility for assistance under  
2 section 409 of the Robert T. Stafford Disaster Relief and  
3 Emergency Assistance Act, as added by this Act.

4 **SEC. 104. FEDERAL PERMITTING IMPROVEMENT.**

5 Section 316 of the Robert T. Stafford Disaster Relief  
6 and Emergency Assistance Act (42 U.S.C. 5159) is  
7 amended to read as follows:

8 **“SEC. 316. FEDERAL PERMITTING IMPROVEMENT.**

9 “(a) IN GENERAL.—Any public facility that is dam-  
10 aged by a declared emergency or major disaster pursuant  
11 to section 401 or 501 may be repaired, restored, recon-  
12 structed, or replaced in the same location to applicable  
13 building codes at the time of repair, restoration, recon-  
14 struction, or replacement, including incorporating mitiga-  
15 tion measures consistent with disaster risks for the geo-  
16 graphical area, subject to the exemptions and expedited  
17 procedures under subsection (b).

18 **“(b) EXEMPTIONS AND EXPEDITED PROCEDURES.—**

19 **“(1) PROTECTION OF ENVIRONMENT.—**An ac-  
20 tion which has the effect of repairing, restoring, re-  
21 constructing, or replacing a facility in the same loca-  
22 tion to applicable building codes at the time of re-  
23 pair, restoration, construction, or replacement shall  
24 not be deemed a major Federal action significantly  
25 affecting the quality of the human environment

1 within the meaning of the National Environmental  
2 Policy Act of 1969 (83 Stat. 852). Nothing in this  
3 section shall alter or affect the applicability of the  
4 National Environmental Policy Act of 1969 (42  
5 U.S.C. 4321 et seq.) to other Federal actions taken  
6 under this Act or under any other provisions of law.

7 “(2) STORMWATER DISCHARGE PERMITS.—A  
8 general permit for stormwater discharges from con-  
9 struction activities, if available, issued by the Ad-  
10 ministrator of the Environmental Protection Agency  
11 or the director of a State program under section  
12 402(p) of the Federal Water Pollution Control Act  
13 (33 U.S.C. 1242(p)), as applicable, shall apply to re-  
14 pair, restoration, reconstruction, or replacement  
15 under subsection (a), on submission of a notice of  
16 intent to be subject to the permit.

17 “(3) EMERGENCY PROCEDURES.—The emer-  
18 gency procedures for issuing permits in accordance  
19 with section 325.2(e)(4) of title 33, Code of Federal  
20 Regulations, shall apply to repair, restoration, recon-  
21 struction, or replacement under subsection (a), and  
22 such repair, restoration, reconstruction, or replace-  
23 ment shall be considered an emergency under such  
24 section.

1           “(4) NATIONAL HISTORIC PRESERVATION ACT  
2       EXEMPTION.—Repair, restoration, reconstruction, or  
3       replacement under subsection (a) shall be eligible for  
4       a waiver from the requirements of the National His-  
5       toric Preservation Act of 1966 pursuant to part 78  
6       of title 36, Code of Federal Regulations.

7           “(5) ENDANGERED SPECIES ACT EXEMPTION.—  
8       An exemption from the requirements of the Endan-  
9       gered Species Act of 1973 (16 U.S.C. 1531 et seq.)  
10      pursuant to section 7(a)(2) of that Act (16 U.S.C.  
11      1536(a)(2)) shall apply to repair, restoration, recon-  
12      struction, or replacement under subsection (a) and,  
13      if the President makes the determination required  
14      under section 7(p) of such Act, the determinations  
15      required under subsections (g) and (h) of such sec-  
16      tion shall be deemed to be made.

17          “(6) EXPEDITED CONSULTATION UNDER EN-  
18      DANGERED SPECIES ACT.—Expedited consultation  
19      pursuant to section 402.05 of title 50, Code of Fed-  
20      eral Regulations, shall apply to repair, restoration,  
21      reconstruction, or replacement under subsection (a).

22          “(7) OTHER EXEMPTIONS.—Any repair, res-  
23      toration, reconstruction, or replacement that is ex-  
24      empt under paragraph (5) shall also be exempt from  
25      requirements under—

1           “(A) the Migratory Bird Treaty Act (16  
2           U.S.C. 703 et seq.);

3           “(B) the Wild and Scenic Rivers Act (16  
4           U.S.C. 1271 et seq.); and

5           “(C) the Fish and Wildlife Coordination  
6           Act (16 U.S.C. 661 et seq.).

7           “(c) STATE-MANAGED REVIEW PROCESS.—

8           “(1) IN GENERAL.—Subject to subsections (a),  
9           (b), and (d), with the written agreement of the Ad-  
10          ministrator and a State, which may be in the form  
11          of a memorandum of understanding, the Adminis-  
12          trator may assign, and the State may assume, the  
13          responsibilities of the Administrator with respect to  
14          1 or more disaster recovery projects within the State  
15          under the National Environmental Policy Act of  
16          1969 (42 U.S.C. 4321 et seq.) and the National  
17          Historic Preservation Act of 1966 (54 U.S.C.  
18          300101 et seq.), so long as—

19               “(A) the State shall assume responsibilities  
20               under this section subject to the same proce-  
21               dural and substantive requirements that would  
22               apply if such responsibilities were carried out by  
23               the Administrator, including the exemptions  
24               and expedited procedures under subsection (b);

1           “(B) any responsibility of the Adminis-  
2           trator not explicitly assumed by the State under  
3           such agreement shall remain the responsibility  
4           of the Administrator;

5           “(C) nothing in such agreement preempts  
6           or interferes with any power, jurisdiction, re-  
7           sponsibility, or authority of an agency, other  
8           than the Administrator, under applicable law  
9           (including regulations), with respect to a  
10          project;

11          “(D) the Administrator shall not require a  
12          State, as a condition of participation in the pro-  
13          gram, to forego project delivery methods that  
14          are otherwise permissible for projects; and

15          “(E) a State assuming the responsibilities  
16          of the Administrator under this section for a  
17          specific project may use funds for attorney’s  
18          fees directly attributable to eligible activities as-  
19          sociated with the project for an increase in  
20          management costs.

21          “(2) ASSUMPTION OF RESPONSIBILITY.—If a  
22          State assumes responsibility under paragraph (1)—

23                 “(A) the Administrator may assign to such  
24                 State, and such State may assume, all or part  
25                 of the responsibilities of the Administrator for

1 environmental review, consultation, or other ac-  
2 tion required under any Federal environmental  
3 law pertaining to the review or approval of a  
4 specific project; and

5 “(B) at the request of such State, the Ad-  
6 ministrator may also assign to such State, and  
7 such State may assume, the responsibilities of  
8 the Administrator with respect to 1 or more  
9 disaster recovery projects within the State  
10 under the National Environmental Policy Act of  
11 1969 (42 U.S.C. 4321 et seq.) and the National  
12 Historic Preservation Act of 1966 (54 U.S.C.  
13 300101 et seq.).

14 “(3) RULEMAKING AUTHORITY.—Not later than  
15 180 days after the date of enactment of the FEMA  
16 Act of 2025, the Administrator shall promulgate  
17 regulations that establish requirements relating to  
18 information required to be contained in any request  
19 of a State to enter into a written agreement under  
20 paragraph (1), including, at a minimum—

21 “(A) a description of the projects or class-  
22 es of projects for which the State anticipates  
23 exercising the authority under this subsection;

1 “(B) verification of the financial and per-  
2 sonnel resources necessary to carry out such  
3 authority;

4 “(C) a demonstration of compliance with  
5 any applicable public notice law of the State;  
6 and

7 “(D) a demonstration of compliance with  
8 Federal environmental and historic preservation  
9 law.

10 “(4) WRITTEN AGREEMENT.—A written agree-  
11 ment under this section shall—

12 “(A) be executed by the Governor of the  
13 respective State;

14 “(B) provide that the State—

15 “(i) agrees to presume all or part of  
16 the responsibilities of the Administrator  
17 described in paragraph (1);

18 “(ii) expressly consents, on behalf of  
19 the State, to accept the jurisdiction of the  
20 Federal courts for the compliance, dis-  
21 charge, and enforcement of any responsi-  
22 bility of the Administrator assumed by the  
23 State; and

24 “(iii) certifies that State laws (includ-  
25 ing regulations) are in effect that—

1 “(I) authorize the State to take  
2 the actions necessary to carry out the  
3 responsibilities being assumed under  
4 such agreement; and

5 “(II) are comparable to section  
6 552 of title 5, United States Code, in-  
7 cluding providing that any decision re-  
8 garding the public availability of a  
9 document under such State laws is re-  
10 viewable by a court of competent ju-  
11 risdiction; and

12 “(III) agree to maintain the fi-  
13 nancial resources necessary to carry  
14 out the responsibilities being assumed;

15 “(C) require the State to provide to the  
16 Administrator any information the Adminis-  
17 trator reasonably considers necessary to ensure  
18 that the State is adequately carrying out the re-  
19 sponsibilities assigned to the State under such  
20 agreement;

21 “(D) have a term of not more than 5  
22 years; and

23 “(E) be renewable.

24 “(5) JURISDICTION.—

1           “(A) IN GENERAL.—The United States  
2           district courts shall have exclusive jurisdiction  
3           over any civil action against a State for failure  
4           to carry out any responsibility of the State  
5           under this section.

6           “(B) LEGAL STANDARDS AND REQUIRE-  
7           MENTS.—A civil action under paragraph (1)  
8           shall be governed by the legal standards and re-  
9           quirements that would apply in such a civil ac-  
10          tion against the Administrator had the Admin-  
11          istrator taken the actions in question.

12          “(C) INTERVENTION.—The Administrator  
13          shall have the right to intervene in any action  
14          described in paragraph (1).

15          “(6) LIABILITY.—A State that assumes respon-  
16          sibility under paragraph (2) shall be solely respon-  
17          sible and solely liable for carrying out, in lieu of and  
18          without further approval of the Administrator, the  
19          responsibilities under such paragraph, until the par-  
20          ticipation of the State is terminated under para-  
21          graph (8).

22          “(7) LIMITATION ON AGREEMENTS.—Nothing  
23          in this section permits a State to assume any rule-  
24          making authority of the Administrator under any  
25          Federal law.

1 “(8) TERMINATION.—

2 “(A) TERMINATION BY ADMINISTRATOR.—

3 The Administrator may only terminate the par-  
4 ticipation of any State under this subsection  
5 if—

6 “(i) the Administrator determines  
7 that the State is not adequately carrying  
8 out the responsibilities assigned to the  
9 State in a written agreement under this  
10 subsection;

11 “(ii) the Administrator provides to the  
12 State—

13 “(I) a notification of a deter-  
14 mination of noncompliance;

15 “(II) a period of not less than  
16 120 days to take such corrective ac-  
17 tion as the Administrator determines  
18 to be necessary to comply with the ap-  
19 plicable agreement; and

20 “(III) on request of the Gov-  
21 ernor, a detailed description of each  
22 responsibility in need of corrective ac-  
23 tion regarding an inadequacy identi-  
24 fied under this subparagraph; and

1 “(iii) the State, after the notification  
2 and period provided under clause (ii), fails  
3 to take satisfactory corrective action, as  
4 determined by the Administrator.

5 “(B) TERMINATION BY STATE.—A State  
6 may terminate the participation of the State in  
7 the program at any time by providing to the  
8 Administrator a notice by not later than the  
9 date that is 90 days before the date of termi-  
10 nation, and subject to such terms and condi-  
11 tions as the Administrator may provide.

12 “(9) AUDITS.—To ensure compliance by a  
13 State with any agreement of the State under this  
14 subsection (including compliance by the State with  
15 all Federal laws for which responsibility is assumed  
16 under paragraph (2), for each State participating in  
17 an agreement under this subsection, the inspector  
18 general of the Federal Emergency Management  
19 Agency established in section 14 of the FEMA Act  
20 of 2025, shall conduct an annual audit.

21 “(10) REPORT TO CONGRESS.—The Adminis-  
22 trator shall submit to Congress an annual report  
23 that describes the administration of this subsection.

24 “(11) RELATIONSHIP TO LOCALLY ADMINIS-  
25 TERED PROJECTS.—A State assuming authority

1 under a written agreement under this subsection  
2 may, as appropriate and at the request of a local  
3 government—

4 “(A) exercise such authority on behalf of  
5 the local government for a locally administered  
6 project; or

7 “(B) provide guidance and training on con-  
8 solidating and minimizing the documentation  
9 and environmental analyses necessary for spon-  
10 sors of a locally administered project to comply  
11 with the National Environmental Policy Act of  
12 1969 (42 U.S.C. 4321 et seq.) and any com-  
13 parable requirements under State law.

14 “(12) AGENCY DEEMED TO BE FEDERAL AGEN-  
15 CY.—A State agency assuming responsibility under  
16 an agreement under this subsection shall be deemed  
17 to be an agency for the purposes of section 2412 of  
18 title 28, United States Code.

19 “(d) DEFINITION OF APPLICABLE BUILDING  
20 CODES.—In this section, the term ‘applicable building  
21 codes’ has the meaning given the term in section  
22 409(b)(11).

23 “(e) RULE OF CONSTRUCTION.—Nothing in this sec-  
24 tion shall alter or affect the applicability of the National  
25 Environmental Policy Act of 1969 (42 U.S.C. 4321 et

1 seq.) to other Federal actions taken under this Act or  
2 under any other provisions of law.”.

3 **SEC. 105. UNIFIED FEDERAL REVIEW.**

4 Title III of the Robert T. Stafford Disaster Relief  
5 and Emergency Assistance Act (42 U.S.C. 5170 et seq.)  
6 is amended by striking section 429 and inserting the fol-  
7 lowing:

8 **“SEC. 429. COORDINATION OF REQUIRED FEDERAL RE-**  
9 **VIEWS.**

10 “(a) IN GENERAL.—In order to expedite disaster re-  
11 covery, the Administrator shall establish a unified inter-  
12 agency review process to ensure compliance with environ-  
13 mental and historical requirements under Federal law, in-  
14 cluding the National Environmental Policy Act of 1969  
15 (42 U.S.C. 4321 et seq.) and the National Historic Pres-  
16 ervation Act of 1966 (54 U.S.C. 300101 et seq.), relating  
17 to projects carried out through assistance provided under  
18 this Act, consistent with applicable law.

19 “(b) ESTABLISHMENT.—Not later than 1 year after  
20 the date of enactment of the FEMA Act of 2025, and in  
21 consultation with the Council on Environmental Quality  
22 and the Advisory Council on Historic Preservation, the  
23 Administrator shall—

24 “(1) formulate and implement administrative,  
25 procedural, and policy mechanisms to enable the

1 Federal Emergency Management Agency to act as  
2 the lead agency ensuring completion of the environ-  
3 mental and historical review process for projects in  
4 a timely, coordinated, and responsible manner;

5 “(2) carry out the obligations of the Federal  
6 Emergency Management Agency with respect to a  
7 project under any other applicable law concurrently,  
8 and in conjunction with, other environmental and  
9 historical reviews and authorizations being con-  
10 ducted by other cooperating and participating agen-  
11 cies, with the Federal Emergency Management  
12 Agency as the lead agency; and

13 “(3) in the case in which an environmental im-  
14 pact statement is required for a project, prepare one  
15 document under section 107(b) of the National En-  
16 vironmental Policy Act of 1969 (42 U.S.C. 4336a(b)  
17 for such project unless the lead agency provides jus-  
18 tification in the coordinated project plan that mul-  
19 tiple environmental documents are more efficient for  
20 project review and authorization.

21 “(c) CONSIDERATIONS.—

22 “(1) IN GENERAL.—As early as practicable dur-  
23 ing an environmental and historical review, but not  
24 later than the commencement of scoping for a  
25 project requiring the preparation of an environ-

1        mental impact statement under the National Envi-  
2        ronmental Policy Act of 1969 (42 U.S.C. 4321 et  
3        seq.), the lead agency shall engage the cooperating  
4        agencies to determine the range of reasonable alter-  
5        natives to be considered for a project.

6            “(2) COOPERATION.—The lead agency and each  
7        cooperating and participating agency shall work co-  
8        operatively to identify and resolve issues that could  
9        delay completion of an environmental and historical  
10       review or authorization required for the project  
11       under applicable law or result in the denial of any  
12       approval under applicable law, including—

13            “(A) the need for mitigation actions justi-  
14        fied by the risk of natural hazards that are con-  
15        sistent with the geographic area in which the  
16        major disaster occurred; and

17            “(B) compliance challenges that may arise  
18        as a result of the ongoing recovery from a  
19        major disaster.

20            “(3) RANGE OF ALTERNATIVES.—The lead  
21        agency shall determine the range of reasonable alter-  
22        natives for consideration in any document that the  
23        lead agency is responsible for preparing in the envi-  
24        ronmental and historical review for the project.

1           “(4) METHODOLOGIES.—The lead agency shall  
2       determine, in collaboration with each cooperating  
3       and participating agency at appropriate times during  
4       the review, the methodologies to be used and the  
5       level of detail required in the analysis of each alter-  
6       native determined under paragraph (3) for a project.

7           “(5) RESPONSIBILITIES.—

8           “(A) LEAD AGENCY.—The lead agency (as  
9       such term is defined in section 111 of the Na-  
10      tional Environmental Policy Act of 1969 (42  
11      U.S.C. 4336e)) shall make information avail-  
12      able to each cooperating and participating agen-  
13      cy and State as early as practicable in the envi-  
14      ronmental and historical review regarding the  
15      environmental, historic, and socioeconomic re-  
16      sources located within the project area and the  
17      general locations of the alternatives determined  
18      under paragraph (3) under consideration.

19          “(B) COOPERATING AND PARTICIPATING  
20      AGENCIES.—As early as practicable during an  
21      environmental and historical review, cooperating  
22      and participating agencies (as such terms are  
23      defined in section 111 of the National Environ-  
24      mental Policy Act of 1969 (42 U.S.C. 4336e)  
25      shall identify any issues of concern regarding

1 any potential environmental or historical im-  
2 pacts of the project, including any issues that  
3 could substantially delay or prevent an agency  
4 from completing any environmental or historical  
5 review or authorization required for the project,  
6 and communicate any issues to the State.

7 “(6) PUBLIC COMMENT.—The lead agency shall  
8 establish a comment period of not less than 45 days  
9 and not more than 60 days after the date on which  
10 a notice announcing availability of the environmental  
11 impact statement is published in the Federal Reg-  
12 ister to solicit comments from an agency or the pub-  
13 lic on a draft environmental impact statement, un-  
14 less—

15 “(A) the lead agency, the State, and any  
16 cooperating agency agree to a longer deadline;  
17 or

18 “(B) the lead agency, in consultation with  
19 each cooperating agency, extends the deadline  
20 for good cause.

21 “(7) RECORD OF DECISION.—

22 “(A) ENVIRONMENTAL IMPACT STATE-  
23 MENT.—Not later than 90 days after the date  
24 on which a final environmental impact state-  
25 ment is issued, Federal agencies shall, to the

1 maximum extent practicable, issue a record of  
2 decision for such environmental impact state-  
3 ment.

4 “(B) OTHER REVIEW OR COMMENT PERI-  
5 ODS.—For all other review or comment periods  
6 in the environmental review process described in  
7 parts 1500 through 1508 of title 40, Code of  
8 Federal Regulations, the lead agency shall es-  
9 tablish a comment period of not more than 45  
10 days after the date on which the materials on  
11 which comment is requested are made available,  
12 unless—

13 “(i) the lead agency, the State, and  
14 any cooperating agency agree to a longer  
15 deadline; or

16 “(ii) the lead agency extends the  
17 deadline for good cause.

18 “(8) CATEGORIES OF PROJECTS.—The authori-  
19 ties granted under this section may be exercised for  
20 an individual project or a category of projects.

21 “(d) RULE OF CONSTRUCTION.—Nothing in this sec-  
22 tion shall be construed to affect the applicability of section  
23 316 to projects eligible under such section.”.

1 **SEC. 106. ALTERNATIVE PROCEDURES FOR SMALL DISAS-**  
2 **TERS.**

3 The Robert T. Stafford Disaster Relief and Emer-  
4 gency Assistance Act (42 U.S.C. 5121 et seq.) is amended  
5 by adding at the end the following:

6 **“TITLE VIII—ALTERNATIVE PRO-**  
7 **CEDURES FOR SMALL DISAS-**  
8 **TERS**

9 **“SEC. 801. ALTERNATIVE PROCEDURES FOR SMALL DISAS-**  
10 **TERS.**

11 “(a) IN GENERAL.—The Governor of a State or the  
12 governing body of an Indian tribal government for the  
13 area in which a covered small disaster occurs may request  
14 a lump sum payment of the estimated damages calculated  
15 under subsection (b) for such disaster in lieu of any assist-  
16 ance under the Public Assistance Program for such dis-  
17 aster.

18 “(b) CALCULATION.—Notwithstanding the require-  
19 ments of section 206.47(b) of title 44, Code of Federal  
20 Regulations, a payment under subsection (a) shall be  
21 equal to the amount that is 80 percent of the total esti-  
22 mated cost of the Federal share under the Public Assist-  
23 ance Program for a covered small disaster in the area of  
24 jurisdiction of the State or Indian tribal government re-  
25 questing such payment.

26 “(c) LIMITATIONS.—

1           “(1) IN GENERAL.—A State or Indian tribal  
2           government receiving a payment under this section  
3           may not receive assistance under the Public Assist-  
4           ance Program with respect to the covered small dis-  
5           aster for which a payment was accepted under this  
6           section.

7           “(2) FINAL PAYMENT.—

8           “(A) IN GENERAL.—A payment under this  
9           section may not be increased or decreased based  
10          on actual costs calculated for a covered small  
11          disaster.

12          “(B) EXCEPTION.—Notwithstanding sub-  
13          paragraph (A), the Administrator may adjust a  
14          payment under this section in the event of un-  
15          foreseen circumstances at no fault of the appli-  
16          cant.

17          “(3) SELECTION OF OPTION.—A State or In-  
18          dian tribal government may designate to the Federal  
19          Emergency Management Agency on an annual basis  
20          the interest of such State or Indian tribal govern-  
21          ment in participating in the small disaster authority.

22          “(4) INDICATION.—A State or Indian tribal  
23          government shall indicate at the time of the submis-  
24          sion of a request for a major disaster declaration  
25          that such State or Indian tribal government is re-

1       requesting assistance for such incident under this sec-  
2       tion.

3               “(5) TIMING REQUIREMENT.—The Adminis-  
4       trator and the State or Indian tribal government  
5       shall—

6               “(A) reach an agreement on the amount  
7       under subsection (b) not later than 90 days  
8       after the incident; or

9               “(B) administer the incident under the  
10       procedures and authorities for the Public As-  
11       sistance Program.

12              “(6) ADMINISTRATIVE PLAN.—To be eligible for  
13       assistance under this section, a State or Indian trib-  
14       al government shall have an approved administrative  
15       plan in place at the time of the obligation of funds  
16       provided under this section.

17              “(d) USE OF FUNDS.—A State or Indian tribal gov-  
18       ernment receiving a payment under this section may use  
19       such payment for recovery for the covered small disaster  
20       in any manner determined appropriate by the respective  
21       Governor or governing body of such State or Indian tribal  
22       government if such funds—

23              “(1) address impacts and needs resulting from  
24       the declared disaster incident;

1 “(2) are provided to State, Indian tribal govern-  
2 ment, territorial and local government agencies, and  
3 private nonprofit entities eligible for Public Assist-  
4 ance Program funding; and

5 “(3) are used in a manner that complies with  
6 applicable environmental, historic preservation, and  
7 civil rights laws (including the National Environ-  
8 mental Policy Act of 1969 (42 U.S.C. 4321 et seq.)  
9 and the National Historic Preservation Act of 1966  
10 (54 U.S.C. 300101 et seq.)) and any applicable re-  
11 siliency standards under section 203.

12 “(e) COMPLIANCE WITH OTHER LAWS AND REGULA-  
13 TIONS.—A State or Indian tribal government shall be re-  
14 sponsible for ensuring compliance under subsection (d)(3).

15 “(f) REPORT TO FEMA.—A State or governing body  
16 of an Indian tribal government shall submit to the Federal  
17 Emergency Management Agency an annual report of ex-  
18 penses for a covered small disaster in the area of jurisdic-  
19 tion of the respective State or Indian tribal government.

20 “(g) RULES OF CONSTRUCTION.—Nothing in this  
21 section shall be construed to—

22 “(1) affect the eligibility of a State or Indian  
23 tribal government for assistance under section 404;  
24 or

1           “(2) affect any program in title IV or V that  
2           is not a Public Assistance Program.

3           “(g) INSPECTOR GENERAL REVIEW.—Not later than  
4 2 years after the date of enactment of the FEMA Act of  
5 2025, and annually thereafter, the inspector general of the  
6 Federal Emergency Management Agency established in  
7 section 14 of such Act shall conduct a review and submit  
8 to the Committee on Homeland Security and Govern-  
9 mental Affairs of the Senate, the Committee on Transpor-  
10 tation and Infrastructure of the House of Representatives,  
11 the Committee on Appropriations of the Senate, and the  
12 Committee on Appropriations of the House of Representa-  
13 tives a report containing—

14           “(1) information on the number of States and  
15 Indian tribal governments that—

16           “(A) have designated to the Federal Emer-  
17 gency Management Agency interest in partici-  
18 pating in the small disaster authority under  
19 subsection (c)(3); and

20           “(B) have requested assistance under this  
21 section;

22           “(2) a sampling of the reports submitted to the  
23 Federal Emergency Management Agency under sub-  
24 section (f) and an assessment, based on such re-  
25 ports, on whether funds provided under this section

1 for recovery from covered small disasters have been  
2 used to address impacts and needs resulting from  
3 such disasters; and

4 “(3) any evidence of criminal fraud and wheth-  
5 er there have been any referrals for further inves-  
6 tigation or prosecution.

7 “(h) DEFINITIONS.—In this section:

8 “(1) COVERED SMALL DISASTER.—The term  
9 ‘covered small disaster’ means a major disaster de-  
10 clared under section 401 or an emergency declared  
11 under section 501 with estimated damage eligible  
12 under the Public Assistance Program of less than or  
13 equal to 125 percent of the State’s per capita indi-  
14 cator.

15 “(2) PUBLIC ASSISTANCE PROGRAM.—The term  
16 ‘Public Assistance Program’ means the programs  
17 under sections 403, 406, 407, 409, and 502.”.

18 **SEC. 107. COMMON SENSE DEBRIS REMOVAL.**

19 (a) IN GENERAL.—Section 407 of the Robert T.  
20 Stafford Disaster Relief and Emergency Assistance Act  
21 (42 U.S.C. 5173) is amended—

22 (1) in subsection (a) by striking “, whenever he  
23 determines it to be in the public interest,”; and

24 (2) by adding at the end the following:

1       “(f) PROHIBITION ON ADDITIONAL REQUIRE-  
2 MENTS.—Except as required under subsection (b), the  
3 President may not impose any additional requirements for  
4 authorizing the removal of debris and wreckage on publicly  
5 and privately owned lands and waters, or for making  
6 grants for the purpose of such removal, under this sec-  
7 tion.”.

8       (b) GUIDANCE.—The Administrator of the Federal  
9 Emergency Management Agency shall revise any guidance  
10 or regulations as necessary to reflect the amendments  
11 made by this section.

12 **SEC. 108. DISASTER MANAGEMENT COSTS MODERNIZA-**  
13 **TION.**

14       (a) IN GENERAL.—Section 324 of the Robert T.  
15 Stafford Disaster Relief and Emergency Assistance Act  
16 (42 U.S.C. 5165b) is amended—

17               (1) in subsection (b)(2)—

18                       (A) by redesignating subparagraphs (A)  
19                       and (B) as clauses (i) and (ii), respectively, and  
20                       adjusting the margins accordingly; and

21                       (B) in the matter preceding clause (i), as  
22                       so redesignated, by striking “provide the fol-  
23                       lowing percentage rates” and inserting “provide

24                       “(A) excess funds for management costs as  
25                       described in subsection (c); and

1 “(B) the following percentage rates”;

2 (2) by redesignating subsection (c) as sub-  
3 section (d); and

4 (3) by inserting after subsection (b) the fol-  
5 lowing:

6 “(c) USE OF EXCESS FUNDS FOR MANAGEMENT  
7 COSTS.—

8 “(1) DEFINITION OF EXCESS FUNDS FOR MAN-  
9 AGEMENT COSTS.—In this subsection, the term ‘ex-  
10 cess funds for management costs’ means the dif-  
11 ference between—

12 “(A) the amount of the applicable specific  
13 management costs authorized under subsection  
14 (b)(1) and subsection (b)(2)(B); and

15 “(B) as of the date on which the grant  
16 award is closed, the amount of funding for  
17 management costs activities expended by the  
18 grantee or subgrantee receiving the financial as-  
19 sistance for costs described in subparagraph  
20 (A).

21 “(2) AVAILABILITY OF EXCESS FUNDS FOR  
22 MANAGEMENT COSTS.—The President may make  
23 available to a grantee or subgrantee receiving finan-  
24 cial assistance under section 403, 404, 406, 407,  
25 409, or 502 any excess funds for management costs.

1           “(3) USE OF FUNDS.—Excess funds for man-  
2           agement costs made available to a grantee or sub-  
3           grantee under paragraph (2) may be used for—

4                   “(A) activities associated with building ca-  
5           pacity to prepare for, recover from, or mitigate  
6           the impacts of a major disaster or emergency  
7           declared under section 401 or 501, respectively;  
8           and

9                   “(B) management costs associated with  
10          any—

11                   “(i) major disaster;

12                   “(ii) emergency;

13                   “(iii) disaster preparedness measure;

14                   or

15                   “(iv) mitigation activity or measure  
16           authorized under section 203, 204, 205, or  
17           404.

18           “(4) AVAILABILITY.—Excess funds for manage-  
19           ment costs made available to a grantee or sub-  
20           grantee under paragraph (2) shall remain available  
21           to the grantee or subgrantee until the date that is  
22           5 years after the date on which the excess funds for  
23           management costs are made available under para-  
24           graph (2).”.

1 (b) APPLICABILITY.—The amendments made by sub-  
2 section (a) shall apply with respect to any grant award  
3 in relation to a major disaster or emergency declared  
4 under section 401 or 501, respectively, of the Robert T.  
5 Stafford Disaster Relief and Emergency Assistance Act  
6 (42 U.S.C. 5170, 5191)—

7 (1) the declaration of which is made on or after  
8 the date of enactment of this Act; and

9 (2) that is funded with amounts appropriated  
10 on or after the date of enactment of this Act.

11 (c) NO ADDITIONAL FUNDS.—No additional funds  
12 are authorized to be appropriated to carry out the amend-  
13 ments made by subsection (a).

14 **SEC. 109. STREAMLINING AND CONSOLIDATING INFORMA-**  
15 **TION COLLECTION AND PRELIMINARY DAM-**  
16 **AGE ASSESSMENTS.**

17 (a) IN GENERAL.—Section 1223 of the Disaster Re-  
18 covery Reform Act of 2018 (Public Law 115–254) is  
19 amended to read as follows:

20 **“SEC. 1223. STUDY TO STREAMLINE AND CONSOLIDATE IN-**  
21 **FORMATION COLLECTION AND PRELIMINARY**  
22 **DAMAGE ASSESSMENTS.**

23 “(a) INFORMATION COLLECTION.—Not later than 2  
24 years after the date of enactment of the FEMA Act of  
25 2025, the Administrator, in coordination with the Admin-

1   istrator of the Small Business Administration, the Sec-  
2   retary of Housing and Urban Development, the Disaster  
3   Assistance Working Group of the Council of the Inspectors  
4   General on Integrity and Efficiency, and other appropriate  
5   agencies, shall—

6           “(1) conduct a study and develop a plan, con-  
7       sistent with law, under which the collection of infor-  
8       mation from disaster assistance applicants and  
9       grantees will be modified, streamlined, expedited, ef-  
10      ficient, flexible, consolidated, and simplified to be  
11      less burdensome, duplicative, and time consuming  
12      for applicants and grantees; and

13           “(2) develop a plan for the regular collection  
14      and reporting of information on Federal disaster as-  
15      sistance awarded, including the establishment and  
16      maintenance of a website for presenting the informa-  
17      tion to the public.

18           “(b) PRELIMINARY DAMAGE ASSESSMENTS.—Not  
19      later than 2 years after the date of enactment of the  
20      FEMA Act of 2025, the Administrator, in consultation  
21      with the Council of the Inspectors General on Integrity  
22      and Efficiency, shall convene a working group on a regular  
23      basis with the Secretary of Labor, the Director of the Of-  
24      fice of Management and Budget, the Secretary of Health  
25      and Human Services, the Administrator of the Small

1 Business Administration, the Secretary of Transportation,  
2 the Assistant Secretary of Commerce for Economic Devel-  
3 opment, and other appropriate agencies as the Adminis-  
4 trator considers necessary, to—

5 “(1) identify and describe the potential areas of  
6 duplication or fragmentation in preliminary damage  
7 assessments after disaster declarations;

8 “(2) determine the applicability of having one  
9 Federal agency make the assessments for all agen-  
10 cies; and

11 “(3) identify potential emerging technologies,  
12 such as unmanned aircraft systems, consistent with  
13 the requirements established in the FEMA Account-  
14 ability, Modernization and Transparency Act of  
15 2017 (42 U.S.C. 5121 note), to expedite the admin-  
16 istration of preliminary damage assessments.

17 “(c) COMPREHENSIVE REPORT.—The Administrator  
18 shall submit 1 comprehensive report that comprises the  
19 plans developed under subsections (a)(1) and (a)(2) and  
20 a report of the findings of the working group convened  
21 under subsection (b), which may include recommenda-  
22 tions, to the Committee on Transportation and Infrastruc-  
23 ture of the House of Representatives and the Committee  
24 on Homeland Security and Governmental Affairs of the  
25 Senate.

1       “(d) PUBLIC AVAILABILITY.—The comprehensive re-  
2 port required under subsection (c) shall be made available  
3 to the public and posted on the website of the Federal  
4 Emergency Management Agency—

5           “(1) in precompressed, easily downloadable  
6 versions that are made available in all appropriate  
7 formats; and

8           “(2) in machine-readable format, if applicable.

9       “(e) SOURCES OF INFORMATION.—In preparing the  
10 comprehensive report under subsection (c), the Adminis-  
11 trator may use any publication, database, or web-based  
12 resource, and any information compiled by any govern-  
13 ment agency, nongovernmental organization, or other enti-  
14 ty that is made available.

15       “(f) BRIEFING.—Not later than 180 days after sub-  
16 mission of the comprehensive report, the Administrator  
17 and a member of the Council of the Inspectors General  
18 on Integrity and Efficiency shall brief, upon request, the  
19 Committee on Transportation and Infrastructure of the  
20 House of Representatives and the Committee on Home-  
21 land Security and Governmental Affairs of the Senate on  
22 the findings and any recommendations made in the com-  
23 prehensive report.”.

24       (b) TECHNICAL AMENDMENT.—The item relating to  
25 section 1223 in the table of contents of the FAA Reau-

1 thorization Act of 2018 (Public Law 115–254) is amended  
2 to read as follows:

“Sec. 1223. Study to streamline and consolidate information collection and preliminary damage assessments.”.

3 **SEC. 110. REASONABLE INCIDENT PERIODS.**

4 (a) IN GENERAL.—Not later than 6 months after the  
5 date of enactment of this Act, the Administrator of the  
6 Federal Emergency Management Agency shall convene an  
7 advisory panel consisting of emergency management per-  
8 sonnel to assist the Agency in reviewing the process and  
9 procedures related to the determination of incident periods  
10 for all hazards for emergencies or major disasters declared  
11 under the Robert T. Stafford Disaster Relief and Emer-  
12 gency Assistance Act (42 U.S.C. 5121 et seq.).

13 (b) MEMBERSHIP.—

14 (1) IN GENERAL.—The advisory panel convened  
15 under subsection (a) shall consist of at least 2 rep-  
16 resentatives from national emergency management  
17 organizations, at least 2 relevant county officials, at  
18 least 1 representative from the National Weather  
19 Service, and at least 5 representatives from each of  
20 the 10 regions of the Federal Emergency Manage-  
21 ment Agency selected from emergency management  
22 personnel employed by State, local, territorial, or  
23 Tribal authorities within each region.

1           (2) INCLUSION ON PANEL.—To the furthest ex-  
2           tent practicable, representation on the advisory  
3           panel shall include emergency management per-  
4           sonnel from rural, urban, underrepresented, Tribal,  
5           and insular jurisdictions and representatives of State  
6           or local governments with responsibility for the fi-  
7           nancial or budgetary impact of disasters.

8           (c) CONSIDERATIONS.—In reviewing the process and  
9           procedures related to the determination of incident periods  
10          under subsection (a), the advisory panel convened under  
11          such subsection shall consider the effectiveness of incident  
12          periods, including—

- 13               (1) incident periods for slow onset disasters;  
14               (2) incident periods for correlated noncontig-  
15          uous disasters;  
16               (3) incident periods for compound disasters;  
17          and  
18               (4) incident periods for cascading disasters.

19          (d) INTERIM REPORT.—Not later than 1 year after  
20          the date of enactment of this Act, the Administrator shall  
21          submit to Congress, and make publicly available, a report  
22          regarding the findings of the review under this section  
23          that includes any recommendations of the advisory panel  
24          convened under subsection (a), including additional legis-  
25          lation that may be necessary to address such findings.

1 (e) FINAL REPORT.—Not later than 2 years after the  
2 date of enactment of this Act, the Administrator shall sub-  
3 mit to the Committee on Transportation and Infrastruc-  
4 ture of the House of Representatives and the Committee  
5 on Homeland Security and Governmental Affairs of the  
6 Senate a report discussing—

7 (1) a summary of the findings of the advisory  
8 panel convened under subsection (a);

9 (2) the implementation of recommendations  
10 from such advisory panel; and

11 (3) any additional legislative recommendations  
12 necessary to improve the effectiveness of incident pe-  
13 riods.

14 (f) RULEMAKING.—Immediately following a 30-day  
15 congressional review period of the report described in sub-  
16 section (e), the Administrator shall begin a rulemaking to  
17 issue such regulations as are necessary to implement the  
18 recommendations of the advisory panel.

19 **SEC. 111. FIRE MANAGEMENT ASSISTANCE PROGRAM POL-**  
20 **ICY.**

21 Section 420(a) of the Robert T. Stafford Disaster Re-  
22 lief and Emergency Assistance Act (42 U.S.C. 5187(a))  
23 is amended—

24 (1) by striking the period at the end and insert-  
25 ing “; and”;

1           (2) by striking “local government for the miti-  
2           gation” and inserting the following: “local govern-  
3           ment for—

4           “(1) the mitigation”; and

5           (3) by adding at the end the following:

6           “(2) assessments and emergency stabilization to  
7           protect public safety irrespective of the incident pe-  
8           riod for a declared fire.”.

9   **SEC. 112. INDIAN TRIBAL GOVERNMENT ELIGIBILITY.**

10       (a) IN GENERAL.—Section 420 of the Robert T.  
11   Stafford Disaster Relief and Emergency Assistance Act  
12   (42 U.S.C. 5187) is amended—

13       (1) in subsection (a), by inserting “, Indian  
14       tribal government,” before “or local government”;

15       (2) by redesignating subsections (b) through (e)  
16       as subsections (c) through (f), respectively;

17       (3) by inserting after subsection (a) the fol-  
18       lowing:

19       “(b) PROCEDURE FOR REQUEST.—The Governor of  
20   a State or the Chief Executive of an Indian tribal govern-  
21   ment affected by a fire described in subsection (a) may  
22   directly submit a request to authorize assistance under  
23   this section.”; and

24       (4) by adding at the end the following:

1       “(g) SAVINGS PROVISION.—Nothing in this section  
2 shall prohibit an Indian tribal government from receiving  
3 assistance under this section pursuant to an authorization  
4 made at the request of a State under subsection (b) if  
5 assistance is not authorized under this section for the  
6 same incident based on a request by the Indian tribal gov-  
7 ernment under subsection (b).”.

8       (b) REGULATIONS.—

9           (1) UPDATE.—Not later than 1 year after the  
10 date of enactment of this Act, the President shall  
11 issue regulations updating part 204 of title 44, Code  
12 of Federal Regulations, to carry out the amend-  
13 ments made by subsection (a).

14          (2) CONTENTS.—In issuing the regulations re-  
15 quired under paragraph (1), the President shall—

16           (A) authorize the Federal Emergency Man-  
17 agement Agency to directly receive a request for  
18 a fire management assistance declaration from  
19 an Indian Tribal Government and directly pro-  
20 vide related grants and resources to Indian  
21 Tribal Governments;

22           (B) clarify that Indian Tribal Governments  
23 for which the President does not grant a re-  
24 quest described in subparagraph (A) remain eli-  
25 gible to receive assistance under section 420 of

1 the Robert T. Stafford Disaster Relief and  
2 Emergency Assistance Act (42 U.S.C. 5187)  
3 through assistance granted under a fire man-  
4 agement assistance declaration made at the re-  
5 quest of a State;

6 (C) consider the unique conditions that af-  
7 fect the general welfare of Indian Tribal gov-  
8 ernments; and

9 (D) enter into government-to-government  
10 consultation with Indian Tribal Governments  
11 regarding the regulations.

12 (3) FIRE MANAGEMENT ASSISTANCE DECLARA-  
13 TION DEFINED.—In this subsection, the term “fire  
14 management assistance declaration” means a dec-  
15 laration approved under section 204.21(a) of title  
16 44, Code of Federal Regulations.

17 **SEC. 113. STRENGTHENING CLOSEOUTS FOR CRITICAL**  
18 **SERVICES.**

19 Section 705 of the Robert T. Stafford Disaster Relief  
20 and Emergency Assistance Act (42 U.S.C. 5205) is  
21 amended—

22 (1) by inserting “or owner or operator of a pri-  
23 vate nonprofit facility” after “State or local govern-  
24 ment” each place it appears;

1 (2) by inserting “or owner or operator of a pri-  
2 vate nonprofit facility” after “Federal, State, or  
3 local government” each place it appears; and

4 (3) by inserting “or owners or operators of pri-  
5 vate nonprofit facilities” after “State, local, or In-  
6 dian tribal governments”.

7 **SEC. 114. SHELTERING OF EMERGENCY RESPONSE PER-**  
8 **SONNEL.**

9 Section 403 of the Robert T. Stafford Disaster Relief  
10 and Emergency Assistance Act (42 U.S.C. 5170b) is  
11 amended by adding at the end the following:

12 “(e) SHELTERING OF EMERGENCY RESPONSE PER-  
13 SONNEL.—

14 “(1) IN GENERAL.—For any major disaster for  
15 which the President has authorized emergency pro-  
16 tective measures for an area within the jurisdiction  
17 of a State, Indian tribal, or local government, the  
18 Administrator may reimburse the State, Indian trib-  
19 al, or local government for costs relating to shel-  
20 tering emergency response personnel, including indi-  
21 viduals that are a part of the same predisaster  
22 household as such personnel, in exclusive-use con-  
23 gregate or noncongregate settings if the Governor of  
24 the State or chief executive of the Indian tribal or  
25 local government determines that the damage or dis-

1       ruption to such area is of such a magnitude as to  
2       disrupt the provision of emergency protective meas-  
3       ures within such area.

4           “(2) LIMITATION OF ASSISTANCE.—

5               “(A) IN GENERAL.—The Administrator  
6       may only reimburse a State, Indian tribal, or  
7       local government for the costs of sheltering  
8       emergency response personnel under paragraph  
9       (1) for such a period of time as the Adminis-  
10      trator determines reasonable based in the indi-  
11      vidual characteristics of and impacts to the af-  
12      fected area, including the extent of damage, the  
13      availability of alternative housing options, the  
14      availability of utilities, and disruptions to trans-  
15      portation infrastructure.

16           “(B) MAXIMUM DURATION OF REIMBURSE-  
17      MENT.—The period of reimbursement under  
18      subparagraph (A) may not exceed the 6-month  
19      period beginning on the date on which the inci-  
20      dent period ends.

21           “(3) DEFINITION OF EMERGENCY RESPONSE  
22      PERSONNEL.—In this subsection, the term ‘emer-  
23      gency response personnel’ means—

24               “(A) employees or contracted employees  
25      providing law enforcement, fire suppression,

1 rescue, emergency medical, emergency manage-  
2 ment, or emergency communications services;  
3 and

4 “(B) elected officials, except Members of  
5 Congress, responsible for the overseeing or di-  
6 recting emergency response operations or recov-  
7 ery activities.”.

8 **SEC. 115. EMERGENCY PROTECTIVE MEASURES TO FIGHT**  
9 **FLOODING DAMAGE.**

10 Section 403 of the Robert T. Stafford Disaster Relief  
11 and Emergency Assistance Act (42 U.S.C. 5170b) is fur-  
12 ther amended by adding at the end the following:

13 “(f) FURTHER EMERGENCY PROTECTIVE MEAS-  
14 URES.—

15 “(1) IN GENERAL.—In cases in which an owner  
16 or operator of a stormwater pumping station en-  
17 gages in flood fighting activities during emergency  
18 protective measures or emergency work authorized  
19 by this section, the President shall reimburse such  
20 owner or operator in accordance with applicable  
21 equipment rates regardless of whether or not such  
22 pumping stations contain temporary or permanently  
23 mounted or affixed equipment.

24 “(2) FLOOD FIGHTING ACTIVITIES DEFINED.—

25 In this subsection, the term ‘flood fighting activities’

1 includes dewatering behind a levee by breaching or  
2 pumping.”.

3 **SEC. 116. FAIRNESS AND ACCOUNTABILITY IN APPEALS.**

4 Section 423 of the Robert T. Stafford Disaster Relief  
5 and Emergency Assistance Act (42 U.S.C. 5189a) is  
6 amended by adding at the end the following:

7 “(e) ATTORNEY’S FEES.—In cases in which the  
8 Board decides in favor of the applicant or otherwise con-  
9 cludes there is an error on the part of the Administrator  
10 in denial of assistance, the Administrator shall reimburse  
11 the applicant for attorney’s fees.”.

12 **TITLE II—INDIVIDUAL**  
13 **ASSISTANCE REFORMS**

14 **SEC. 201. INFORMATION SHARING FOR FEDERAL AGEN-**  
15 **CIES.**

16 (a) ESTABLISHMENT OF UNIFIED DISASTER APPLI-  
17 CATION SYSTEM.—

18 (1) IN GENERAL.—The Administrator of the  
19 Federal Emergency Management Agency shall estab-  
20 lish and maintain a web-based interagency electronic  
21 information sharing system, to be known as the  
22 “unified disaster application system”, to—

23 (A) facilitate the administration of the uni-  
24 versal application for direct Federal disaster as-  
25 sistance established under section 202;

1 (B) carry out the purposes of disaster as-  
2 sistance programs swiftly, efficiently, and in ac-  
3 cordance with applicable laws, regulations, and  
4 the privacy and data protections provided under  
5 this section; and

6 (C) support the detection, prevention, and  
7 investigation of waste, fraud, abuse, or discrimi-  
8 nation in the administration of disaster assist-  
9 ance programs.

10 (2) AUTHORITIES OF ADMINISTRATOR.—In es-  
11 tablishing and maintaining the unified disaster ap-  
12 plication system under this subsection, the Adminis-  
13 trator may collect and maintain disaster assistance  
14 information received from a disaster assistance  
15 agency, a block grant recipient, or an applicant for  
16 a disaster assistance program and share such infor-  
17 mation with any other disaster assistance agency or  
18 block grant recipient using such system.

19 (3) REQUIREMENTS.—The Administrator shall  
20 ensure that the unified disaster application system  
21 established and maintained under this subsection—

22 (A) allows an applicant to receive status  
23 updates on an application for disaster assist-  
24 ance programs submitted through such system;

1 (B) allows for applicants to update disaster  
2 assistance information throughout the recovery  
3 journeys of such applicants in accordance with  
4 established application timeframes;

5 (C) allows for the distribution to applicants  
6 of information about additional recovery re-  
7 sources that may be available in a disaster  
8 stricken area;

9 (D) provides an applicant with information  
10 and documentation relating to an application  
11 for a disaster assistance program submitted by  
12 such applicant; and

13 (E) contains any other capabilities deter-  
14 mined necessary by the head of a disaster as-  
15 sistance agency.

16 (b) DATA SECURITY.—The Administrator may facili-  
17 tate the collection of disaster assistance information into  
18 the unified disaster application system established under  
19 subsection (a) only after the following requirements have  
20 been met:

21 (1) The Administrator certifies that the unified  
22 disaster application system substantially complies  
23 with the data security standards and best practices  
24 established pursuant to subchapter II of chapter 35

1 of title 44, United States Code, and any other appli-  
2 cable Federal information security policy.

3 (2) The Administrator publishes a privacy im-  
4 pact assessment for the unified disaster application  
5 system, in accordance with section 208(b)(1)(B) of  
6 the E-Government Act of 2002 (44 U.S.C. 3501  
7 note).

8 (3) The Administrator, after consulting with  
9 disaster assistance agencies, publishes standard  
10 rules of behavior for disaster assistance agencies,  
11 block grant recipients, and personnel granted access  
12 to disaster assistance information to protect such in-  
13 formation from improper disclosure.

14 (c) COLLECTION AND SHARING OF ADDITIONAL  
15 RECORDS AND INFORMATION.—

16 (1) IN GENERAL.—The Administrator may au-  
17 thorize the additional collection, maintenance, shar-  
18 ing, and use of disaster assistance information by  
19 publishing a notice on the unified disaster applica-  
20 tion system established under subsection (a) that in-  
21 cludes a detailed description of—

22 (A) the specific amendments to the collec-  
23 tion, maintenance, and sharing of disaster as-  
24 sistance information authorized;

1 (B) why each such amendment to how dis-  
2 aster assistance information is collected, main-  
3 tained, or shared is necessary to carry out the  
4 purposes of a disaster assistance program and  
5 consistent with the fair information practice  
6 principles; and

7 (C) the disaster assistance agencies and  
8 block grant recipients that will be granted ac-  
9 cess to the additional information to carry out  
10 the purposes of any disaster assistance pro-  
11 gram.

12 (2) NOTICE AND PUBLICATION REQUIRE-  
13 MENTS.—The publication of a notice under para-  
14 graph (1) of a revision to the unified disaster appli-  
15 cation system of records prior to any new collection,  
16 or uses, of Privacy Act categories of records, to  
17 carry out the purposes of a disaster assistance pro-  
18 gram with regard to a disaster declared by the  
19 President under section 401 or 501 of the Robert T.  
20 Stafford Disaster Relief and Emergency Assistance  
21 Act (42 U.S.C. 5170; 5191), shall be deemed to sat-  
22 isfy the notice and publication requirements of sec-  
23 tion 552a(e)(4) of title 5, United States Code, for  
24 the entire period of performance for any assistance  
25 provided under a disaster assistance program.

1           (3) WAIVER OF INFORMATION COLLECTION RE-  
2       QUIREMENTS.—

3           (A) IN GENERAL.—Upon the declaration of  
4       a major disaster or emergency pursuant to sec-  
5       tions 401 or 501 of the Robert T. Stafford Dis-  
6       aster Relief and Emergency Assistance Act (42  
7       U.S.C. 5170; 5191) by the President, the Ad-  
8       ministrator may waive the requirements of sub-  
9       chapter I of chapter 35 of title 44, United  
10      States Code, with respect to voluntary collection  
11      of information for the entire period of perform-  
12      ance for any assistance provided under a dis-  
13      aster assistance program.

14          (B) TRANSPARENCY.—Upon exercising the  
15      waiver authority under subparagraph (A), the  
16      Administrator shall—

17              (i) promptly post on a website of the  
18          Federal Emergency Management Agency a  
19          brief justification for such waiver, the an-  
20          ticipated period of time such waiver will be  
21          in effect, and the disaster assistance offices  
22          within the Federal Emergency Manage-  
23          ment Agency to which such waiver shall  
24          apply; and

1 (ii) update the information relating to  
2 such waiver, as applicable.

3 (4) GAO REVIEW OF WAIVER OF INFORMATION  
4 COLLECTION REQUIREMENTS.—

5 (A) IN GENERAL.—Not later than 1 year  
6 after the date of enactment of this Act, the  
7 Comptroller General of the United States shall  
8 issue a report describing the benefits and poten-  
9 tial risks associated with authorizing the waiver  
10 of the information collection requirements de-  
11 scribed in paragraph (3).

12 (B) CONTENTS.—The report required  
13 under subparagraph (A) shall include an assess-  
14 ment of the extent to which a waiver described  
15 in paragraph (3) would—

16 (i) affect the paperwork burden for in-  
17 dividuals, small businesses, State, local,  
18 and Tribal governments, and other per-  
19 sons;

20 (ii) affect the consistent application of  
21 Federal laws relating to—

22 (I) privacy and confidentiality;  
23 (II) security of information; and  
24 (III) access to information; and

1 (iii) encourage or deter a State or  
2 other entity from participating in the vol-  
3 untary collection of information for the du-  
4 ration of a major disaster or emergency.

5 (d) USE BY OTHER FEDERAL AGENCIES.—

6 (1) IN GENERAL.—The Administrator may per-  
7 mit a Federal agency other than a disaster assist-  
8 ance agency listed in subparagraphs (A) through  
9 (D) of subsection (f)(3) to use the unified disaster  
10 application system established under subsection (a)  
11 for the purpose of facilitating disaster-related assist-  
12 ance if such agency enters into an agreement con-  
13 taining the terms described in paragraph (2).

14 (2) AGENCY AGREEMENT.—An agreement en-  
15 tered into under paragraph (1) shall contain the fol-  
16 lowing terms:

17 (A) The Federal agency shall—

18 (i) collect, share, maintain, and use  
19 disaster assistance information in compli-  
20 ance with this section and any policies of  
21 the Federal Emergency Management  
22 Agency and any information protection and  
23 use policies of such Federal agency; and

24 (ii) train any personnel granted access  
25 to disaster assistance information on the

1 rules of behavior established by the Admin-  
2 istrator under subsection (b)(3).

3 (B) In the event of any unauthorized dis-  
4 closure of disaster assistance information, the  
5 Federal agency shall—

6 (i) notify the Administrator within 24  
7 hours of discovering any such unauthorized  
8 disclosure;

9 (ii) cooperate fully with the Adminis-  
10 trator in the investigation and remediation  
11 of any such disclosure;

12 (iii) cooperate fully in the prosecution  
13 of a person responsible for such disclosure;  
14 and

15 (iv) assume the responsibility for any  
16 compensation, civil liability, or other reme-  
17 diation measures, whether awarded by a  
18 judgment of a court or agreed as a com-  
19 promise of any potential claims by or on  
20 behalf of an applicant, including by obtain-  
21 ing credit monitoring and remediation  
22 services, for an improper disclosure that  
23 is—

24 (I) caused, directly or indirectly,  
25 by the acts or omissions of officers,

1 employees, and contractors of the  
2 agency; or

3 (II) from any electronic system  
4 of records that is created or main-  
5 tained by the agency pursuant to sec-  
6 tion 552a(e) of title 5, United States  
7 Code.

8 (3) PUBLICATION OF AGENCY AGREEMENT.—

9 The Administrator shall publish an agency agree-  
10 ment entered into under this subsection on the same  
11 website as the unified disaster application system es-  
12 tablished under subsection (a).

13 (e) RULE OF CONSTRUCTION.—The sharing and use  
14 of disaster assistance information that is subject to the  
15 requirements of section 552a of title 5, United States  
16 Code, by disaster assistance agencies and block grant re-  
17 cipients—

18 (1) shall not be—

19 (A) construed as a matching program for  
20 purposes of section 552a(a)(8) of such title; or

21 (B) subject to the remaining computer  
22 matching provisions of section 552a of such  
23 title; and

24 (2) shall be in addition to any other law pro-  
25 viding for the sharing or use of such information.

1 (f) DEFINITIONS.—In this section:

2 (1) APPLICANT.—The term “applicant”  
3 means—

4 (A) a person who applies for disaster as-  
5 sistance from a disaster assistance program;  
6 and

7 (B) a person on whose behalf a person de-  
8 scribed in subparagraph (A) has applied for dis-  
9 aster assistance.

10 (2) BLOCK GRANT RECIPIENT.—The term  
11 “block grant recipient” means a State, local govern-  
12 ment, or Tribal government that receives assistance  
13 through the disaster assistance program described in  
14 paragraph (5)(B)(i).

15 (3) DISASTER ASSISTANCE AGENCY.—The term  
16 “disaster assistance agency” means—

17 (A) the Federal Emergency Management  
18 Agency;

19 (B) the Department of Housing and  
20 Urban Development;

21 (C) the Small Business Administration;

22 (D) the Department of Agriculture; and

23 (E) any other Federal agency that the Ad-  
24 ministrator permits to use the unified disaster  
25 application system under subsection (d).

1           (4) DISASTER ASSISTANCE INFORMATION.—The  
2       term “disaster assistance information” includes any  
3       personal, demographic, biographical, geographical,  
4       financial information, or other information that a  
5       disaster assistance agency or block grant recipient is  
6       authorized to collect, maintain, share, or use to proc-  
7       ess an application for disaster assistance or other-  
8       wise carry out a disaster assistance program.

9           (5) DISASTER ASSISTANCE PROGRAM.—The  
10      term “disaster assistance program” means—

11           (A) any program that provides assistance  
12          to individuals and households under title IV or  
13          title V of the Robert T. Stafford Disaster Relief  
14          and Emergency Assistance Act (42 U.S.C. 5170  
15          et seq.); or

16           (B) any other assistance program carried  
17          out by a disaster assistance agency that pro-  
18          vides assistance to an individual, household, or  
19          organization related to a major disaster or  
20          emergency declared under section 401 or 501 of  
21          such Act, including—

22                   (i) assistance for activities related to  
23                  disaster relief, long-term recovery, restora-  
24                  tion of infrastructure and housing, eco-  
25                  nomic revitalization, and mitigation that

1 are authorized under title I of the Housing  
2 and Community Development Act of 1974  
3 (42 U.S.C. 5301 et seq.);

4 (ii) any loan that is authorized under  
5 section 7(b) of the Small Business Act (15  
6 U.S.C. 636(b)); and

7 (iii) the distribution of food benefit al-  
8 lotments as authorized under section 412  
9 of the Robert T. Stafford Disaster Relief  
10 and Emergency Assistance Act (42 U.S.C.  
11 5179) and section 5(h) of the Food Stamp  
12 Act of 1977 (7 U.S.C. 2014(h)).

13 **SEC. 202. UNIVERSAL APPLICATION FOR INDIVIDUAL AS-**  
14 **SISTANCE.**

15 (a) **UNIVERSAL APPLICATION.**—The Administrator  
16 of the Federal Emergency Management Agency shall de-  
17 velop and establish a universal application for direct Fed-  
18 eral disaster assistance for individuals in areas impacted  
19 by emergencies or disasters.

20 (b) **CONSULTATION AND SUPPORT.**—

21 (1) **CONSULTATION.**—In carrying out this sec-  
22 tion, the Administrator shall consult with the fol-  
23 lowing:

24 (A) The Director of the Office of Manage-  
25 ment and Budget.

1 (B) The Administrator of the Small Busi-  
2 ness Administration.

3 (C) The Secretary of Housing and Urban  
4 Development.

5 (D) The Secretary of Agriculture.

6 (2) SUPPORT.—The entities described in para-  
7 graph (1) shall provide prompt support to the Ad-  
8 ministrator of the Federal Emergency Management  
9 Agency.

10 (c) SURVEY.—The application established under sub-  
11 section (a) shall include a voluntary survey to collect the  
12 demographic data of an applicant.

13 **SEC. 203. CLARIFYING DUPLICATION OF BENEFITS.**

14 (a) AUTHORITY.—Section 312(b) of the Robert T.  
15 Stafford Disaster Relief and Emergency Assistance Act  
16 (42 U.S.C. 5155(b)) is amended by adding at the end the  
17 following:

18 “(4) WAIVER OF GENERAL PROHIBITION.—

19 “(A) IN GENERAL.—The President may  
20 waive the general prohibition provided in sub-  
21 section (a) upon request of a Governor on be-  
22 half of the State or on behalf of a person, busi-  
23 ness concern, or any other entity suffering  
24 losses as a result of a major disaster or emer-  
25 gency, if the President finds such waiver is in

1 the public interest and will not result in waste,  
2 fraud, or abuse. In making this decision, the  
3 President may consider the following:

4 “(i) The recommendations of the Ad-  
5 ministrator of the Federal Emergency  
6 Management Agency made in consultation  
7 with the Federal agency or agencies ad-  
8 ministering the duplicative program.

9 “(ii) If a waiver is granted, the assist-  
10 ance to be funded is cost effective.

11 “(iii) Equity and good conscience.

12 “(iv) Other matters of public policy  
13 considered appropriate by the President.

14 “(B) GRANT OR DENIAL OF WAIVER.—A  
15 request under subparagraph (A) shall be grant-  
16 ed or denied not later than 45 days after sub-  
17 mission of such request.

18 “(C) PROHIBITION ON DETERMINATION  
19 THAT LOAN IS A DUPLICATION.—Notwith-  
20 standing subsection (c), in carrying out sub-  
21 paragraph (A) the President may not determine  
22 that a loan is a duplication of assistance, pro-  
23 vided that all Federal assistance is used toward  
24 a loss suffered as a result of the major disaster  
25 or emergency.



1 (1) in subsection (a)—

2 (A) by inserting “, substance use, or alco-  
3 hol use” after “private mental health”; and

4 (B) by inserting “, substance use, and al-  
5 cohol use” after “relieve mental health”; and

6 (2) in subsection (b) by inserting “, substance  
7 use, or alcohol use” before “organization providing”.

8 (b) REPORT ON CHANGES TO APPLICATION.—Not  
9 later than 180 days after the date of enactment of this  
10 Act, the Administrator of the Federal Emergency Manage-  
11 ment Agency, in consultation with the Assistant Secretary  
12 for Mental Health and Substance Use, the Director for  
13 the Center for Substance Abuse Treatment, and State al-  
14 cohol and drug agencies, shall review, adjust, and report  
15 to Congress any changes made to the application for as-  
16 sistance under section 416 of the Robert T. Stafford Dis-  
17 aster Relief and Emergency Assistance Act (42 U.S.C.  
18 5183) and to any other relevant guidance documents to  
19 reflect the amendments made by this section.

20 (c) GAO REPORT TO CONGRESS.—The Comptroller  
21 General of the United States shall conduct a review of the  
22 assistance provided under the crisis counseling assistance  
23 and training program established pursuant to section 416  
24 of the Robert T. Stafford Disaster Relief and Emergency

1 Assistance Act (42 U.S.C. 5183) and submit to Congress  
2 a report describing—

3 (1) the duration of assistance provided to indi-  
4 viduals under such program; and

5 (2) the compliance of the Administrator of the  
6 Federal Emergency Management Agency with the  
7 requirement that such assistance may only be used  
8 for mental health, substance use, and alcohol use  
9 problems caused or aggravated by a major disaster  
10 or its aftermath.

11 (d) MANAGEMENT COSTS.—Section 324(b)(2) of the  
12 Robert T. Stafford Disaster Relief and Emergency Assist-  
13 ance Act (42 U.S.C. 5165b(b)(2)) is further amended by  
14 adding at the end the following:

15 “(C) INDIVIDUAL ASSISTANCE.—A grantee  
16 under section 408(f) may be reimbursed not  
17 more than 12 percent of the total award  
18 amount under each such section.

19 “(D) CRISIS COUNSELING ASSISTANCE,  
20 TRAINING, AND CASE MANAGEMENT SERV-  
21 ICES.—A grantee and subgrantee, cumulatively,  
22 may be reimbursed not more than 15 percent of  
23 the total amount of the grant award under ei-  
24 ther section 416 or 426.”.

1 (e) ADMINISTRATIVE COSTS.—Section 408(f)(1) of  
2 the Robert T. Stafford Disaster Relief and Emergency As-  
3 sistance Act (42 U.S.C. 5174), is amended—

4 (1) by striking “(A) GRANT TO STATE.—” and  
5 all that follows through “subsection (g),” and insert-  
6 ing “Subject to subsection (g)”; and

7 (2) by striking subparagraph (B).

8 **SEC. 205. REPAIR AND REBUILDING.**

9 (a) IN GENERAL.—Section 408(b)(1) of the Robert  
10 T. Stafford Disaster Relief and Emergency Assistance Act  
11 (42 U.S.C. 5174(b)(1)) is amended—

12 (1) by striking “rendered uninhabitable” and  
13 inserting “damaged by a major disaster”; and

14 (2) by striking “uninhabitable, as a result of  
15 damage caused by a major disaster” and inserting  
16 “damaged by a major disaster”.

17 (b) HAZARD MITIGATION.—Section 408 of the Rob-  
18 ert T. Stafford Disaster Relief and Emergency Assistance  
19 Act (42 U.S.C. 5174) is amended—

20 (1) in subsection (c) by adding at the end the  
21 following:

22 “(5) HAZARD MITIGATION.—

23 “(A) IN GENERAL.—The President may  
24 provide financial assistance to individuals and  
25 households whose primary residence, utilities, or

1 residential infrastructure are damaged by a  
2 major disaster, for cost-effective hazard mitiga-  
3 tion measures that reduce threats to life and  
4 property, or future damage to such residence,  
5 utilities, or infrastructure in future disasters.

6 “(B) RELATIONSHIP TO OTHER ASSIST-  
7 ANCE.—A recipient of assistance provided  
8 under this paragraph shall not be required to  
9 show that the assistance can be met through  
10 other means, except insurance proceeds.”; and  
11 (2) in subsection (h)—

12 (A) in paragraph (1) by inserting “, finan-  
13 cial assistance for hazard mitigation under sub-  
14 section (c)(5)(A),” after “subsection  
15 (c)(1)(A)(i)”;

16 (B) in paragraph (3) by striking “para-  
17 graphs (1) and (2)” and inserting “paragraphs  
18 (1), (2), and (3)”;

19 (C) by adding at the end the following:

20 “(5) HAZARD MITIGATION.—The maximum fi-  
21 nancial assistance any individual or household may  
22 receive under subsection (c)(5) shall be equivalent to  
23 the amount set forth in paragraph (1) with respect  
24 to a single major disaster.”.

1 **SEC. 206. FEMA EMERGENCY HOME REPAIR PROGRAM.**

2 (a) IN GENERAL.—Section 403(a) of the Robert T.  
3 Stafford Disaster Relief and Emergency Assistance Act  
4 (42 U.S.C. 5170b(a)) is amended—

5 (1) in paragraph (3)—

6 (A) in subparagraph (I) by striking “and”  
7 at the end;

8 (B) in subparagraph (J) by striking the  
9 period and inserting “; and”; and

10 (C) by adding at the end the following:

11 “(K) minor repairs up to habitability of  
12 owner-occupied homes damaged by the disaster  
13 in order for survivors to safely shelter in place,  
14 subject to the availability of appropriations.”;  
15 and

16 (2) by adding at the end the following:

17 “(5) SHELTERING AND HOUSING OPTIONS.—

18 Not later than 15 days after a declaration of a  
19 major disaster, the Federal coordinating officer shall  
20 identify all sheltering and housing options available  
21 under this section or section 408 to a State Gov-  
22 ernor, or the designated State coordinating officer.

23 “(6) DEFINITION OF MINOR REPAIRS UP TO  
24 HABITABILITY.—In this subsection, the term ‘minor  
25 repairs up to habitability’ means the minimum  
26 standards for permanent housing described in sec-

1       tion 576.403(c) of title 24, Code of Federal Regula-  
2       tions (or successor regulations).”.

3       (b) RULEMAKING.—Not later than 2 years after the  
4       date of enactment of this Act, the Administrator of the  
5       Federal Emergency Management Agency shall issue final  
6       regulations to implement the amendments made by this  
7       section.

8       **SEC. 207. DIRECT ASSISTANCE.**

9       (a) IN GENERAL.—Section 408(c) of the Robert T.  
10      Stafford Disaster Relief and Emergency Assistance Act  
11      (42 U.S.C. 5174(c)) is further amended by striking para-  
12      graph (2) and inserting the following:

13               “(2) REPAIRS.—

14               “(A) FINANCIAL ASSISTANCE FOR RE-  
15              PAIRS.—The President may provide financial  
16              assistance for the repair of owner-occupied pri-  
17              vate residences, utilities, and residential infra-  
18              structure (such as a private access route) dam-  
19              aged by a major disaster, or with respect to in-  
20              dividuals with disabilities, rendered inaccessible  
21              by a major disaster.

22               “(B) DIRECT ASSISTANCE FOR REPAIRS.—

23               “(i) IN GENERAL.—The President  
24              may provide direct assistance to individuals  
25              and households who are unable to make

1 use of financial assistance under subpara-  
2 graph (A) and when there is a lack of  
3 available resources, for—

4 “(I) the repair of owner-occupied  
5 private residences, utilities, and resi-  
6 dential infrastructure (such as a pri-  
7 vate access route) damaged by a  
8 major disaster, or with respect to indi-  
9 viduals with disabilities, rendered in-  
10 accessible by a disaster; and

11 “(II) eligible hazard mitigation  
12 measures that reduce the likelihood  
13 and future damage to such residences,  
14 utilities, and infrastructure.

15 “(ii) ELIGIBILITY.—A recipient of as-  
16 sistance under this subparagraph shall not  
17 be eligible for assistance under paragraph  
18 (1), unless otherwise determined by the  
19 Administrator.

20 “(C) RELATIONSHIP TO OTHER ASSIST-  
21 ANCE.—A recipient of assistance provided  
22 under this paragraph shall not be required to  
23 show that the assistance can be met through  
24 other means, except insurance proceeds.”.

1 (b) STATE ROLE.—Section 408(f) of the Robert T.  
2 Stafford Disaster Relief and Emergency Assistance Act  
3 (42 U.S.C. 5174(f)) is further amended—

4 (1) by striking “subsections (c)(1)(B), (c)(4),  
5 and (e)” each place it appears and inserting “para-  
6 graphs (1)(B), (2)(B), and (4) of subsection (c) and  
7 subsection (e)”;

8 (2) in paragraph (3)(A) by striking “subsection  
9 (c)(1)(B), (c)(4), or (e)” and inserting “paragraph  
10 (1)(B), (2)(B), or (4) of subsection (c) or subsection  
11 (e)”.

12 **SEC. 208. ACCURATE INFORMATION TO DISASTER VICTIMS.**

13 The Administrator of the Federal Emergency Man-  
14 agement Agency shall issue such regulations as are nec-  
15 essary to ensure that an applicant for assistance under  
16 section 408 of the Robert T. Stafford Disaster Relief and  
17 Emergency Assistance Act (42 U.S.C. 5174) that has indi-  
18 cated ownership of an insurance policy for a home or facil-  
19 ity damaged by a major disaster declared under section  
20 401 of such Act that is owned by such applicant does not  
21 receive a notice that indicates a denial of assistance before  
22 a final determination has been made regarding the ap-  
23 proval or denial of a claim under such policy.

1   **SEC. 209. IMPROVED NOTICES FOR FEMA ASSISTANCE.**

2           (a) PERIOD OF ASSISTANCE.—Clauses (iii) and (iv)  
3 of section 408(c)(1)(B) of the Robert T. Stafford Disaster  
4 Relief and Emergency Assistance Act (42 U.S.C.  
5 5174(c)(1)(B)) are amended by striking “18-month pe-  
6 riod” and inserting “24-month period”.

7           (b) APPEALS.—The Administrator of the Federal  
8 Emergency Management Agency shall revise section  
9 206.115 of title 44, Code of Federal Regulations, to re-  
10 quire the Federal Emergency Management Agency to pro-  
11 vide to any applicant who appeals a determination of eligi-  
12 bility of assistance—

13               (1) any documentation used to make such de-  
14 termination, including any inspection documents  
15 that exist;

16               (2) a description of—

17                   (A) the reasons for such determination;  
18                   and

19                   (B) recommended steps that could be  
20 taken to remedy a determination of ineligibility,  
21 including, as applicable, a list of additional doc-  
22 umentation that the applicant may provide; and

23               (3) any inspection documents that exist not  
24 later than 10 days after the completion of the in-  
25 spection.

1 (c) APPLICABILITY.—This section and the amend-  
2 ment made by this section shall apply to funds appro-  
3 priated on or after the date of enactment of this Act.

4 **SEC. 210. COMMON SENSE DISPLACEMENT ASSISTANCE**  
5 **FOR DISASTER VICTIMS.**

6 Section 408 of the Robert T. Stafford Disaster Relief  
7 and Emergency Assistance Act (42 U.S.C. 5174) is  
8 amended by adding at the end the following:

9 “(k) DUPLICATION OF BENEFITS.—

10 “(1) IN GENERAL.—In determining eligibility  
11 for displacement assistance under this section, the  
12 President may not consider insurance a duplication  
13 of benefits for the purpose of applying section 312  
14 of this Act.

15 “(2) DISPLACEMENT ASSISTANCE DEFINED.—

16 In this section, the term ‘displacement assistance’  
17 means assistance provided under this section to stay  
18 in a hotel or motel, stay with family and friends, or  
19 for any other available housing options.”.

20 **SEC. 211. STATE-MANAGED HOUSING AUTHORITY.**

21 (a) IN GENERAL.—Section 408 of the Robert T.  
22 Stafford Disaster Relief and Emergency Assistance Act  
23 (42 U.S.C. 5174) is amended—

24 (1) in subsection (f)(3)—

25 (A) in subparagraph (A)—

1 (i) by striking “A State” and insert-  
2 ing the following:

3 “(i) IN GENERAL.—A State”; and

4 (ii) by adding at the end the fol-  
5 lowing:

6 “(ii) TRANSPARENCY.—The President  
7 shall make public the criteria used to  
8 evaluate applications under clause (i) and  
9 determine if a State or Indian tribal gov-  
10 ernment meets the criteria described in  
11 subparagraph (B) to administer grants de-  
12 scribed in paragraph (1)(A).”;

13 (B) in subparagraph (C)(ii)—

14 (i) in subclause (I) by striking “;  
15 and” and inserting a semicolon;

16 (ii) in subclause (II) by striking the  
17 period at the end and inserting a semi-  
18 colon; and

19 (iii) by adding at the end the fol-  
20 lowing:

21 “(III) outline the approach of the  
22 State to help disaster survivors create  
23 a permanent housing plan; and

24 “(IV) outline the approach of the  
25 State to provide individual disaster

1 survivors some choice of communities  
2 and properties, as practicable.”;

3 (C) by striking subparagraph (F);

4 (D) by redesignating subparagraphs (G),  
5 (H), (I), and (J) as subparagraphs (F), (G),  
6 (H), and (I), respectively; and

7 (E) in subparagraph (I), as so redesign-  
8 nated—

9 (i) in clause (ii) by striking “Not later  
10 than 2 years after the date of enactment  
11 of this paragraph, the” and inserting  
12 “The”; and

13 (ii) in clause (iii) by striking “2  
14 years” and inserting “10 years”; and

15 (2) in subsection (g)—

16 (A) in paragraph (1) by striking “para-  
17 graph (2)” and inserting “paragraphs (2) and  
18 (3)”; and

19 (B) by adding at the end the following:

20 “(3) DISASTER ASSISTANCE.—In the case of as-  
21 sistance provided under subsections (c)(1)(B),  
22 (c)(2)(B), and (c)(4), the Federal share shall be not  
23 less than 75 percent.”.

24 (b) GAO ASSESSMENT.—Upon the expiration of the  
25 authority to carry out section 408(f) of the Robert T.

1 Stafford Disaster Relief and Emergency Assistance Act  
2 (42 U.S.C. 5174(f)) as a pilot program, the Comptroller  
3 General of the United States shall issue a report on the  
4 effectiveness, successes, and challenges of any pilot pro-  
5 gram carried out pursuant to such section and make rec-  
6 ommendations on how to improve the provision of assist-  
7 ance under such section.

8 **SEC. 212. IMPROVED RENTAL ASSISTANCE.**

9 Section 408(c)(1)(A)(ii) of the Robert T. Stafford  
10 Disaster Relief and Emergency Assistance Act (42 U.S.C.  
11 5174(c)(1)(A)(ii)) is amended by inserting “, including  
12 local postdisaster rent increases,” after “accommodation  
13 provided”.

14 **SEC. 213. ONLINE GUIDES FOR POSTDISASTER ASSIST-**  
15 **ANCE.**

16 (a) **USE OF SERVICES OF OTHER AGENCIES.**—Sec-  
17 tion 201(a) of the Robert T. Stafford Disaster Relief and  
18 Emergency Assistance Act (42 U.S.C. 5131(a)) is amend-  
19 ed—

20 (1) in paragraph (7) by striking the period at  
21 the end and inserting “; and”; and

22 (2) by adding at the end the following:

23 “(8) postdisaster assistance.”.

24 (b) **GRANTS FOR ONLINE GUIDES FOR ASSIST-**  
25 **ANCE.**—Section 201 of the Robert T. Stafford Disaster

1 Relief and Emergency Assistance Act (42 U.S.C. 5131)

2 is amended by adding at the end the following:

3 “(e) FUNDING FOR ONLINE GUIDES FOR ASSIST-  
4 ANCE.—

5 “(1) IN GENERAL.—The Administrator of the  
6 Federal Emergency Management Agency may pro-  
7 vide funding to a State agency established under  
8 subsection (c) to establish, update, or operate a  
9 website to provide information relating to post-dis-  
10 aster recovery funding and resources to a community  
11 or an individual impacted by a major disaster or  
12 emergency.

13 “(2) MANAGEMENT.—A website created under  
14 this subsection shall be—

15 “(A) managed by the State agency; and

16 “(B) suitable for the residents of the State  
17 of the State agency.

18 “(3) CONTENT.—The Administrator may pro-  
19 vide funding to a State agency under this subsection  
20 to establish a website that contains only 1 or more  
21 of the following:

22 “(A) A list of Federal, State, and local  
23 sources of postdisaster recovery funding or as-  
24 sistance that may be available to a community  
25 after a major disaster or emergency.

1           “(B) A list of Federal, State, and local  
2           sources of postdisaster recovery funding or as-  
3           sistance that may be available to an individual  
4           impacted by a major disaster or emergency.

5           “(C) A technical guide that lists and ex-  
6           plains the costs and benefits of alternatives  
7           available to a community to mitigate the im-  
8           pacts of a major disaster or emergency and pre-  
9           pare for sequential hazards such as flooding  
10          after a wildfire.

11          “(4) COOPERATION.—A State agency that re-  
12          ceives funding under this subsection shall cooperate  
13          with the Secretary of the Interior, the Secretary of  
14          Agriculture, the Secretary of Housing and Urban  
15          Development, the Administrator of the Small Busi-  
16          ness Administration, and the Administrator of the  
17          Federal Emergency Management Agency in devel-  
18          oping a website under this subsection.

19          “(5) UPDATES.—A State agency that receives  
20          funding to establish a website under this subsection  
21          shall update the website not less than once every 6  
22          months.”.

1 **SEC. 214. CLARIFYING SHELTERING ASSISTANCE ELIGI-**  
2 **BILITY.**

3 (a) SECTION 403.—Section 403 of the Robert T.  
4 Stafford Disaster Relief and Emergency Assistance Act  
5 (42 U.S.C. 5170b) is amended by adding at the end the  
6 following:

7 “(e) CLARIFICATION OF SHELTERING ASSISTANCE  
8 ELIGIBILITY.—The Administrator shall not consider the  
9 absence of a fixed, physical address as a disqualifying fac-  
10 tor for individuals or households applying for non-con-  
11 gregate sheltering assistance under this section, as long  
12 as the individual or household applying for such assistance  
13 can demonstrate, through alternative means as determined  
14 by the Administrator, that such individual or household  
15 was residing within the disaster-affected area at the time  
16 of the disaster for which assistance is being applied for  
17 through means, including shelter records or an affidavit.”.

18 (b) SECTION 408.—Section 408(c)(1) of the Robert  
19 T. Stafford Disaster Relief and Emergency Assistance Act  
20 (42 U.S.C. 5174) is amended by adding at the end the  
21 following:

22 “(C) CLARIFICATION OF SHELTERING AS-  
23 SISTANCE ELIGIBILITY.—The Administrator  
24 shall not consider the absence of a fixed, phys-  
25 ical address as a disqualifying factor for indi-  
26 viduals or households applying for assistance

1 under this section, as long as the individual or  
2 household applying for such assistance can  
3 demonstrate, through alternative means as de-  
4 termined by the Administrator, that such indi-  
5 vidual or household was residing within the dis-  
6 aster-affected area at the time of the disaster  
7 for which assistance is being applied for  
8 through means, including shelter records or an  
9 affidavit.”.

10 **SEC. 215. ACCESS TO LIFESAVING NON-CONGREGATE SHEL-**  
11 **TERING.**

12 The Administrator of the Federal Emergency Man-  
13 agement Agency shall ensure individuals and households  
14 that qualify for non-congregate sheltering assistance  
15 under section 403 of the Robert T. Stafford Disaster Re-  
16 lief and Emergency Assistance Act (42 U.S.C. 5170b) are  
17 not required to provide a credit card or security deposit  
18 to access such sheltering assistance.

19 **SEC. 216. ASSISTANCE FOR TOTAL LOSS.**

20 Section 408(c)(3) of the Robert T. Stafford Disaster  
21 Relief and Emergency Assistance Act (42 U.S.C.  
22 5174(c)(3)) is amended—

23 (1) by redesignating subparagraph (B) as sub-  
24 paragraph (C); and

1           (2) by inserting after subparagraph (A) the fol-  
2       lowing:

3           “(B) TOTAL LOSS.—

4                   “(i) IN GENERAL.—In the case of a  
5       total loss of an owner occupied residence,  
6       subject to section 312, and notwith-  
7       standing subsection (h) of such section, if  
8       the cost of direct assistance under para-  
9       graph (1)(B) exceeds the cost of replace-  
10      ment of such residence, the President may  
11      offer financial assistance for replacement  
12      of such residence.

13                   “(ii) REPORT TO CONGRESS.—In any  
14      case in which the President is authorized  
15      under clause (i) to provide financial assist-  
16      ance for replacement but does not offer  
17      such assistance, the President shall provide  
18      to Congress a report explaining the ration-  
19      ale for the decision not to provide such as-  
20      sistance.”.

1                   **TITLE III—MITIGATION**  
2                   **REFORMS**

3   **SEC. 301. PREAPPROVED PROJECT MITIGATION PLANS.**

4           Section 322 of the Robert T. Stafford Disaster Relief  
5 and Emergency Assistance Act (42 U.S.C. 5165) is  
6 amended by adding at the end the following:

7           “(f) PREAPPROVED PROJECT MITIGATION PLANS.—

8                   “(1) IN GENERAL.—To be eligible to carry out  
9 projects pursuant to the requirements of this sub-  
10 section, a State or Indian tribal government shall, in  
11 consultation with appropriately licensed professionals  
12 (as such term is defined in section 409(b)(5)), de-  
13 velop and submit to the President a preapproved  
14 project mitigation plan.

15                   “(2) SUBMISSION REQUIREMENT.—If a State or  
16 Indian tribal government does not submit a plan  
17 under paragraph (1) not later than 3 years after the  
18 date of enactment of the FEMA Act of 2025, the  
19 State or Indian tribal government shall not be eligi-  
20 ble for an increased Federal share under subsection  
21 (c)(3) of section 409 for any assistance provided  
22 under such section.

23                   “(3) CONTENTS.—A preapproved mitigation  
24 plan described in paragraph (1) shall include—

1 “(A) a list of projects designed to mitigate  
2 damage caused by natural disasters that may  
3 occur in such State or the jurisdiction of the  
4 Indian tribal government, as applicable;

5 “(B) with respect to a State—

6 “(i) not fewer than 1 project for each  
7 county or county equivalent in the State;  
8 or

9 “(ii) a written description explaining  
10 why a county or county equivalent does not  
11 have a proposed project under the plan;

12 “(C) a detailed description of each project  
13 and the benefits of such project; and

14 “(D) an estimated cost for each project.

15 “(4) ELIGIBLE PROJECTS.—A project is eligible  
16 to be included in a preapproved project mitigation  
17 plan described in paragraph (1) if such project is eli-  
18 gible for assistance under section 203, 205, or 404.

19 “(5) PEER REVIEW OF GRANT APPLICATIONS.—

20 “(A) ESTABLISHMENT.—The President  
21 shall establish a peer review process for a panel  
22 of at least 30 individuals with expertise related  
23 to emergency management, natural hazard miti-  
24 gation, or insurance underwriting to conduct  
25 peer reviews of—

1 “(i) the projects contained in plans  
2 submitted under this subsection; and

3 “(ii) previously denied projects resub-  
4 mitted for approval and inclusion in a  
5 preapproved project mitigation plan.

6 “(B) PEER REVIEW PANEL REQUIRE-  
7 MENTS.—

8 “(i) TERM OF SERVICE.—The term of  
9 service for a member of the panel shall be  
10 1 year.

11 “(ii) LIMITATION ON SERVICE.—An  
12 individual may not serve consecutive terms  
13 on the panel.

14 “(iii) SOLICITATION.—Qualified indi-  
15 viduals shall elect to serve on the panel fol-  
16 lowing a solicitation by the President for  
17 prospective panel members.

18 “(C) DUTIES.—In establishing the peer re-  
19 view process under subparagraph (A), the  
20 President shall require that the peer review  
21 panel—

22 “(i) determine whether each project  
23 listed in a plan submitted by a State or In-  
24 dian tribal government under paragraph  
25 (1) is cost effective and designed to reduce

1 injuries, loss of life, and damage and de-  
2 struction of property, including damage to  
3 critical services and facilities under the ju-  
4 risdiction of the State and or Indian tribal  
5 government; and

6 “(ii) recommend to the President ap-  
7 proval or denial of each such project not  
8 later than 3 months after the submission  
9 of such plan.

10 “(D) APPLICABILITY OF CHAPTER 10 OF  
11 TITLE 5, UNITED STATES CODE.—Chapter 10 of  
12 title 5, United States Code, shall not apply to  
13 activities carried out under this paragraph.

14 “(6) DETERMINATION OF PLAN APPROVAL.—

15 “(A) INITIAL DETERMINATION.—Not later  
16 than 1 month after receiving the recommenda-  
17 tions under subparagraph (B)(ii), the President  
18 shall—

19 “(i) approve or deny each project in  
20 the plan submitted by a State or Indian  
21 tribal government;

22 “(ii) for any plan that contains a  
23 project that is approved, approve  
24 preapproved project mitigation plan as

1 containing only the projects approved  
2 under clause (i); and

3 “(iii) for any plan that contains a  
4 project that is denied, notify the applicable  
5 State or Indian tribal government, includ-  
6 ing information on the reasons for such a  
7 denial and any information necessary for  
8 the State or Indian tribal government to  
9 update such project for resubmission.

10 “(B) CONSIDERATIONS FOR APPROVAL.—  
11 In approving a project under this subparagraph  
12 (A)(i), the President shall consider the fol-  
13 lowing:

14 “(i) The findings and recommenda-  
15 tions of the peer reviews carried out under  
16 paragraph (3).

17 “(ii) The degree to which the projects  
18 contained in the plan reduce deaths, inju-  
19 ries, and property damage by reducing the  
20 risks associated with natural disasters.

21 “(iii) The extent of the need of the  
22 entity to carry out the projects contained  
23 in the plan and the potential of such  
24 projects to mitigate hazards to the United  
25 States.

1           “(C) TECHNICAL ASSISTANCE.—The Presi-  
2           dent may provide technical assistance to a State  
3           or Indian tribal government with respect to  
4           which a project was denied under subparagraph  
5           (A)(i) to assist such State or Indian tribal gov-  
6           ernment to resubmit the project for approval  
7           under this subsection.

8           “(D) DEFAULT APPROVAL.—If the Presi-  
9           dent does not make a determination or provide  
10          notification under this paragraph, as applicable,  
11          with respect to a plan submitted under para-  
12          graph (1) not later than 1 month after the  
13          peer-review panel submits recommendations  
14          under paragraph (3)(B)(ii), such plan shall—

15                 “(i) be deemed to be approved under  
16                 this subsection; and

17                 “(ii) consist of only the projects rec-  
18                 ommended for approval by the peer review  
19                 panel under paragraph (3)(B)(ii).

20          “(E) RESUBMITTAL OF DENIED PLAN.—In  
21          any case in which no project in a preapproved  
22          project mitigation plan is approved, the State or  
23          Indian tribal government may redevelop and re-  
24          submit such plan for approval at any time.

1           “(7) EFFECT OF PLAN APPROVAL.—A project  
2           contained in a plan approved under this subsection  
3           shall be considered approved under section 203, 205,  
4           or 404, as applicable, and shall not be subject to any  
5           additional approval requirements, procedures, or re-  
6           views under any such section. The President shall  
7           accept revised cost estimates for projects listed in  
8           the preapproved project mitigation plan so long as  
9           the revised cost is necessary to complete the project  
10          as described in such plan, as determined by the  
11          President.

12          “(8) ADDITIONS OF PROJECTS TO THE PLAN.—  
13          A State or Indian tribal government that has a plan  
14          approved under this subsection may submit an up-  
15          dated plan 5 years after the date on which such plan  
16          is approved, and every 5 years thereafter, that con-  
17          tains additional proposed projects. The President  
18          shall ensure that each additional project contained  
19          in such updated plan be subject to the approval  
20          project, including the peer-review process, under this  
21          subsection.”.

22   **SEC. 302. RESILIENT BUILDINGS AND COMMUNITIES.**

23          (a) PREDISASTER HAZARD MITIGATION.—Section  
24   203 of the Robert T. Stafford Disaster Relief and Emer-

1 gency Assistance Act (42 U.S.C. 5133) is amended by  
2 adding at the end the following:

3 “(m) LATEST PUBLISHED EDITIONS DEFINED.—  
4 For purposes of subsections (e)(1)(B)(iv) and (g)(10), the  
5 term ‘latest published editions’ means, with respect to rel-  
6 evant consensus-based codes, specifications, and stand-  
7 ards, the 2 most recently published editions.”.

8 (b) HAZARD MITIGATION REVOLVING LOAN FUND  
9 PROGRAM.—Section 205(f)(5) of the Robert T. Stafford  
10 Disaster Relief and Emergency Assistance Act (42 U.S.C.  
11 5135(f)(5)) is amended—

12 (1) in the paragraph heading, by striking “ES-  
13 TABLISHING” and insert “IMPLEMENTING”;

14 (2) by striking “establish” and insert “imple-  
15 ment”;

16 (3) by inserting “2” after “latest”; and

17 (4) by inserting “, including any amendments  
18 made by State, local, Tribal, or territorial govern-  
19 ments to such codes, specifications, and standards,”  
20 after “standards”.

21 (c) RESIDENTIAL RETROFIT AND RESILIENCE PILOT  
22 PROGRAM.—

23 (1) ESTABLISHMENT.—The Administrator of  
24 the Federal Emergency Management Agency shall  
25 carry out a residential resilience pilot program

1 through the program established under section 203  
2 of the Robert T. Stafford Disaster Relief and Emer-  
3 gency Assistance Act (42 U.S.C. 5133) to make  
4 available assistance to States and local governments  
5 for the purpose of providing grants to individuals for  
6 residential resilience retrofits.

7 (2) AMOUNT OF FUNDS.—The Administrator  
8 may use not more than 10 percent of the assistance  
9 made available to applicants on an annual basis  
10 under section 203 of the Robert T. Stafford Disaster  
11 Relief and Emergency Assistance Act (42 U.S.C.  
12 5133) to provide assistance under this subsection.

13 (3) TIMELINE.—The Administrator shall estab-  
14 lish the pilot program under this subsection not later  
15 than 1 year after the date of enactment of this Act  
16 and the program shall terminate on September 30,  
17 2028.

18 (4) PRIORITY.—In carrying out the pilot pro-  
19 gram under this subsection, the Administrator shall  
20 ensure that a State or local government receiving as-  
21 sistance under the program provides grants to indi-  
22 viduals that demonstrate financial need.

23 (5) REPORT.—Not later than 4 years after the  
24 date of enactment of this Act, the Administrator  
25 shall submit to the Committee on Transportation

1 and Infrastructure of the House of Representatives  
2 and the Committee on Homeland Security and Gov-  
3 ernmental Affairs of the Senate a report that in-  
4 cludes—

5 (A) a summary of the grant awards and  
6 projects carried out under this subsection;

7 (B) a detailed compilation of results  
8 achieved by the grant awards and projects car-  
9 ried out under this subsection, including the  
10 number of homes receiving retrofits, the types  
11 and average costs of retrofits, demographic in-  
12 formation for participants in the program, and  
13 estimate avoidance in disaster impacts and Fed-  
14 eral disaster payments as a result of the grant  
15 investments; and

16 (C) any identified implementation chal-  
17 lenges and recommendations for improvements  
18 to the pilot program.

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

22 (7) RESIDENTIAL RESILIENT RETROFITS DE-  
23 FINED.—

1 (A) IN GENERAL.—In this subsection, the  
2 term “residential resilient retrofits” means a  
3 project that—

4 (i) is designed to increase the resil-  
5 ience of an existing home or residence  
6 using mitigation measures which the Ad-  
7 ministrator determines reduce damage and  
8 impacts from natural disaster hazards and  
9 risks that are most likely to occur in the  
10 area where the home is located; and

11 (ii) to the extent applicable, are con-  
12 sistent with the 2 most recently published  
13 editions of relevant consensus-based codes,  
14 specifications, and standards, including  
15 any amendments made by State, local,  
16 tribal, or territorial governments to such  
17 codes, specifications, and standards that  
18 incorporate the latest hazard-resistant de-  
19 signs and establish criteria for the design,  
20 construction, and maintenance of residen-  
21 tial structures and facilities that may be  
22 eligible for assistance under the Robert T.  
23 Stafford Disaster Relief and Emergency  
24 Assistance Act (42 U.S.C. 5121 et seq.)  
25 for the purpose of protecting the health,

1 safety, and general welfare of the build-  
2 ings’ users against disasters.

3 (B) INCLUSION.—In this subsection, the  
4 term “residential resilient retrofits” includes—

5 (i) elevations of homes and elevations  
6 of utilities within and around structures to  
7 mitigate damages;

8 (ii) floodproofing measures;

9 (iii) the construction of tornado-safe  
10 rooms;

11 (iv) seismic retrofits;

12 (v) wildfire retrofit and mitigation  
13 measures;

14 (vi) wind retrofits, including roof re-  
15 placements, hurricane straps, and tie-  
16 downs; and

17 (vii) any other measures that meet the  
18 requirements of paragraph (1), as deter-  
19 mined by the Administrator.

20 **SEC. 303. UTILITY RESILIENCY.**

21 (a) IN GENERAL.—Section 403 of the Robert T.  
22 Stafford Disaster Relief and Emergency Assistance Act  
23 (42 U.S.C. 5170b) is amended by adding at the end the  
24 following:

25 “(e) ELECTRIC UTILITIES.—

“(1) HAZARD MITIGATION ACTIVITIES.—An electric utility may carry out cost-effective hazard mitigation activities jointly or otherwise in combination with activities for the restoration of power carried out with assistance provided under this section.

6                   “(2) ELIGIBILITY FOR ADDITIONAL ASSIST-  
7                   ANCE.—In any case in which an electric utility facil-  
8                   ity receives assistance under this section for the  
9                   emergency restoration of power, the receipt of such  
10                  assistance shall not render such facility ineligible for  
11                  any hazard mitigation assistance under section 406  
12                  for which such facility is otherwise eligible.”.

(b) APPLICABILITY.—The amendment made by sub-  
section (a) shall only apply to amounts appropriated on  
or after the date of enactment of this Act.

16 SEC. 304. SENSE OF CONGRESS ON PREDISASTER MITIGA-  
17 TION.

18       It is the sense of Congress that the Administrator  
19 of the Federal Emergency Management Agency shall—

(1) ensure the disbursement of funds for all previously selected awards under section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5133); and

(2) annually publish a notice of funding opportunity for the program under such section to support

1 projects designed to reduce post-disaster damage  
2 and save taxpayer dollars.

## 3 **TITLE IV—TRANSPARENCY AND** 4 **ACCOUNTABILITY**

### 5 **SEC. 401. GAO REVIEW OF FEMA TRANSITION.**

6 (a) IN GENERAL.—Not later than 6 months after the  
7 date of enactment of this Act, and every 6 months there-  
8 after, the Comptroller General of the United States  
9 shall—

10 (1) conduct a review of the transition of the  
11 Federal Emergency Management Agency under title  
12 I; and

13 (2) provide a briefing on the results of the re-  
14 view conducted under paragraph (1) to the Com-  
15 mittee on Transportation and Infrastructure and the  
16 Committee on Homeland Security of the House of  
17 Representatives and the Committee on Homeland  
18 Security and Governmental Affairs of the Senate.

19 (b) SCOPE.—In conducting the reviews required  
20 under subsection (a), the Comptroller General shall assess  
21 the following:

22 (1) The continued processing of grants for con-  
23 structing, reconstructing, repairing, restoring, or re-  
24 placing eligible facilities.

1           (2) The establishment of the Federal Emer-  
2           gency Management Agency as a cabinet-level inde-  
3           pendent establishment in the executive branch to  
4           evaluate whether the transition complied with Fed-  
5           eral laws relating to labor, procurement, information  
6           management, and related statutes.

7           (3) The status of the contractual obligations of  
8           the Agency.

9           (4) Interdepartmental coordination, establish-  
10          ment of new memorandums of understanding, and  
11          assistance from the Department of Homeland Secu-  
12          rity to ensure that the Department fulfills all statu-  
13          tory requirements to ensure optimal agency perform-  
14          ance during the transition.

15          (5) Costs associated with the transition of per-  
16          sonnel, equipment, furnishings, and related contents  
17          over the course of the transition.

18          (6) Personnel retention related to the transi-  
19          tion.

20          (7) Physical and technological infrastructure  
21          needs and which of the needs have been met, to en-  
22          sure that the Agency has been provided with the  
23          necessary resources to carry out the mission of the  
24          Agency, following the transition of the Agency.

1 (8) Programmatic operations during the transi-  
2 tion of the Agency.

3 (9) Communication operations to monitor con-  
4 tinued connectivity with stakeholders, including  
5 State emergency managers, private nonprofit organi-  
6 zations, and other related parties, during the transi-  
7 tion.

8 (10) Engineer personnel levels at the Agency.

9 (11) Contracts entered into with licensed engi-  
10 neering professionals in States that are in geo-  
11 graphic areas in which a major disaster has recently  
12 been declared under section 401 of the Robert T.  
13 Stafford Disaster Relief and Emergency Assistance  
14 Act (42 U.S.C. 5170).

15 (12) Best practices and lessons learned during  
16 the transition, in coordination with the Adminis-  
17 trator of the Federal Emergency Management Agen-  
18 cy and any other key personnel of the Agency.

19 (c) SUNSET.—This section shall cease to be effective  
20 on the date that is 36 months after the date of enactment  
21 of this Act, or an earlier date agreed upon by the Comp-  
22 troller General and the committees of Congress specified  
23 in subsection (a).

1 **SEC. 402. TRANSPARENCY AND ONLINE ACCOUNTABILITY.**

2 (a) SUBPAGE FOR TRANSPARENCY OF DISASTER AS-  
3 SISTANCE.—

4 (1) ESTABLISHMENT OF REPOSITORY FOR RE-  
5 PORTING REQUIREMENTS.—The Director of the Of-  
6 fice of Management and Budget, in consultation  
7 with the Secretary of the Treasury and the head of  
8 each covered Federal agency, shall establish a  
9 subpage within the website established under section  
10 2 of the Federal Funding Accountability and Trans-  
11 parency Act of 2006 (31 U.S.C. 6101 note) to pub-  
12 lish the information required to be made available to  
13 the public under this subsection.

14 (2) SUBMISSION OF INFORMATION BY FEDERAL  
15 AGENCIES.—Not later than 30 days after the end of  
16 a calendar quarter, each covered Federal agency  
17 that made disaster assistance available to an eligible  
18 recipient during such quarter shall, in coordination  
19 with the Director of the Office of Management and  
20 Budget, make available to the public on the subpage  
21 established under paragraph (1) the information de-  
22 scribed in paragraph (3), and ensure that any data  
23 assets of the agency are machine readable.

24 (3) INFORMATION REQUIRED.—The information  
25 described in this paragraph is, with respect to dis-

1       aster assistance provided by the covered Federal  
2       agency—

3               (A) the total amount of disaster assistance  
4       provided by the agency during such quarter;

5               (B) the amount of disaster assistance pro-  
6       vided by the agency that was expended or obli-  
7       gated to projects or activities; and

8               (C) a detailed list of all projects or activi-  
9       ties for which disaster assistance dispersed by  
10      the agency was expended, obligated, or used, in-  
11      cluding—

12               (i) the name of the project or activity;

13               (ii) a description of the project or ac-  
14      tivity;

15               (iii) an evaluation of the completion  
16      status of the project or activity;

17               (iv) any award identification number  
18      assigned to the project;

19               (v) the Catalog for Disaster Assist-  
20      ance number assigned by the Federal  
21      Emergency Management Agency;

22               (vi) the location of the project, includ-  
23      ing ZIP Codes; and

24               (vii) any reporting requirement infor-  
25      mation being collected by a covered Fed-

1                   eral agency with respect to that agency’s  
2                   disaster assistance.

3                   (4) GUIDANCE.—Each covered Federal agency,  
4                   in coordination with the Director of the Office of  
5                   Management and Budget and the Secretary of the  
6                   Treasury, shall issue such guidance as is necessary  
7                   to meet the requirements of this section.

8                   (5) AGREEMENT WITH PRIVATE ENTITY.—The  
9                   Director, if necessary for purposes of transparency,  
10                  may enter into an agreement with a private entity,  
11                  including a nonprofit organization, to develop the  
12                  subpage required under this subsection.

13                  (b) DEFINITIONS.—In this section:

14                  (1) COVERED FEDERAL AGENCY.—The term  
15                  “covered Federal agency” means—

16                         (A) any agency providing assistance under  
17                         the Robert T. Stafford Disaster Relief and  
18                         Emergency Assistance Act (42 U.S.C. 5121 et  
19                         seq.);

20                         (B) the Small Business Administration;  
21                         and

22                         (C) the Department of Housing and Urban  
23                         Development.

24                  (2) DISASTER ASSISTANCE.—The term “dis-  
25                  aster assistance” means any funds that are made

1 available by the Federal Government in response to  
2 a specified natural disaster, including—

3 (A) any assistance provided by the Admin-  
4 istrator of the Small Business Administration  
5 as a result of a disaster declared under section  
6 7(b) of the Small Business Act (15 U.S.C.  
7 636(b));

8 (B) any assistance provided by the Sec-  
9 retary of Housing and Urban Development  
10 for—

11 (i) activities authorized under title I  
12 of the Housing and Community Develop-  
13 ment Act of 1974 (42 U.S.C. 5301 et seq.)  
14 related to disaster relief, long-term recov-  
15 ery, restoration of infrastructure and hous-  
16 ing, and economic revitalization in the  
17 most impacted and distressed areas result-  
18 ing from a major disaster declared pursu-  
19 ant to the Robert T. Stafford Disaster Re-  
20 lief and Emergency Assistance Act (42  
21 U.S.C. 5121 et seq.); and

22 (ii) flood insurance coverage provided  
23 under the National Flood Insurance Pro-  
24 gram pursuant to the National Flood In-

1                   surance Act of 1968 (42 U.S.C. 4001 et  
2                   seq.); and

3                   (C) any assistance provided under the Rob-  
4                   ert T. Stafford Disaster Relief and Emergency  
5                   Assistance Act (42 U.S.C. 5121 et seq.).

6                   (3) ELIGIBLE RECIPIENT.—The term “eligible  
7                   recipient”—

8                   (A) means any entity that receives disaster  
9                   assistance directly from the Federal Govern-  
10                  ment (including disaster assistance received  
11                  through grant, loan, or contract) other than an  
12                  individual; and

13                  (B) includes a State that receives disaster  
14                  assistance.

15                  (4) SPECIFIED NATURAL DISASTER.—The term  
16                  “specified natural disaster” means—

17                  (A) a fire on public or private forest land  
18                  or grassland described in section 420 of the  
19                  Robert T. Stafford Disaster Relief and Emer-  
20                  gency Assistance Act (42 U.S.C. 5187);

21                  (B) a major disaster declared by the Presi-  
22                  dent under section 401 of such Act (42 U.S.C.  
23                  5170);

1 (C) an emergency declared by the Presi-  
2 dent under section 501 of such Act (42 U.S.C.  
3 5191); and

4 (D) any other natural disaster for which a  
5 disaster declaration is made by the Federal  
6 Government.

7 **SEC. 403. PROHIBITION ON POLITICAL DISCRIMINATION.**

8 Section 308(a) of the Robert T. Stafford Disaster Re-  
9 lief and Emergency Assistance Act (42 U.S.C. 5151(a))  
10 is amended by striking “or economic status” and inserting  
11 “economic status, or political affiliation”.

12 **SEC. 404. REVIEW OF BURDENSOME REGULATIONS AND**  
13 **POLICIES.**

14 Not later than 2 years after the date of enactment  
15 of this Act, the Comptroller General of the United States  
16 shall submit to the Committee on Homeland Security and  
17 Governmental Affairs of the Senate and the Committee  
18 on Transportation and Infrastructure of the House of  
19 Representatives a report that—

20 (1) identifies any regulations, policies, and pro-  
21 cedures promulgated pursuant to the Robert T.  
22 Stafford Disaster Relief and Emergency Assistance  
23 Act (42 U.S.C. 5121 et seq.) that—

24 (A) are obsolete;

1 (B) conflict with other regulations, policies,  
2 and procedures;

3 (C) conflict with current law;

4 (D) set more stringent requirements than  
5 required by law; and

6 (E) create unnecessary burdens and costs  
7 on disaster assistance; and

8 (2) contains recommendations on which regula-  
9 tions, policies, and procedures should be amended or  
10 rescinded.

11 **SEC. 405. REPORT ON ASSISTANCE TO INDIVIDUALS.**

12 (a) IN GENERAL.—Not later than 180 days after the  
13 date of enactment of this Act, the Administrator of the  
14 Federal Emergency Management Agency shall submit to  
15 the Committee on Transportation and Infrastructure of  
16 the House of Representatives and the Committee on  
17 Homeland Security and Governmental Affairs of the Sen-  
18 ate a report with respect to fiscal year 2016 through the  
19 most recent fiscal year ending before the date of enact-  
20 ment of this Act, and an annual report for any fiscal year  
21 beginning on or after the date of enactment of this Act,  
22 describing—

23 (1) the average amount of individual assistance  
24 and individual and household assistance provided  
25 under section 408 of the Robert T. Stafford Disaster

1 Relief and Emergency Assistance Act (42 U.S.C.  
2 5121 et seq.) to, and the rate of denial of individual  
3 assistance and individual and household assistance  
4 provided under such section for—

5 (A) all individuals;

6 (B) households;

7 (C) individuals and households with a re-  
8 ported annual income under 75 percent of the  
9 national median household income;

10 (D) individuals with a reported annual in-  
11 come over 125 percent of the national median  
12 household income; and

13 (E) individuals with a reported annual in-  
14 come between 75 percent and 125 percent of  
15 the national median household income; and

16 (2) an explanation for any factors causing an  
17 increase in the rate of denial of the assistance de-  
18 scribed in paragraph (1), if applicable.

19 (b) INFORMATION REQUIRED.—In the report sub-  
20 mitted under subsection (a), the Administrator shall de-  
21 scribe the number of homeowners and the number of rent-  
22 ers for each category of individuals and households de-  
23 scribed in subparagraphs (C) through (E) of subsection  
24 (a)(1).

1 **SEC. 406. INDIVIDUAL ASSISTANCE DASHBOARD.**

2 Title IV of the Robert T. Stafford Disaster Relief and  
3 Emergency Assistance Act (42 U.S.C. 5170 et seq.) is  
4 amended by adding at the end the following:

5 **“SEC. 431. INDIVIDUAL ASSISTANCE DASHBOARD.**

6 “(a) IN GENERAL.—Not later than 90 days after a  
7 declaration by the President that a major disaster exists  
8 under section 401, the Administrator of the Federal  
9 Emergency Management Agency shall publish on a  
10 website of the Agency an interactive web tool displaying  
11 the following information with respect to such disaster:

12 “(1) The number of applications for assistance  
13 under section 408, including a description of the  
14 number of applications for assistance related to  
15 housing under such section and the number of appli-  
16 cations for assistance to address other needs under  
17 section 408(e).

18 “(2) The number of applications for such as-  
19 sistance that are approved.

20 “(3) The number of applications for such as-  
21 sistance that are denied.

22 “(4) A ranked list of the reasons for the denial  
23 of such applications, including the number of appli-  
24 cations for each reason for denial.

1 “(5) If available, the dollar amount of assist-  
2 ance provided pursuant to section 408 to applicants  
3 who are—

4 “(A) property owners with a household an-  
5 nual income—

6 “(i) above the national median house-  
7 hold income; and

8 “(ii) below the national median house-  
9 hold income; and

10 “(B) renters with a household annual in-  
11 come—

12 “(i) above the national median house-  
13 hold income; and

14 “(ii) below the national median house-  
15 hold income.

16 “(6) The estimated percentage of residential  
17 property that was destroyed as a result of the major  
18 disaster, if available.

19 “(7) Any other information that the Adminis-  
20 trator determines to be relevant.

21 “(b) PERSONALLY IDENTIFIABLE INFORMATION.—  
22 The Administrator shall ensure that none of the informa-  
23 tion published under subsection (a) contains the personally  
24 identifiable information of an applicant.”.

1 **SEC. 407. GAO REPORT ON PRELIMINARY DAMAGE ASSESS-**  
2 **MENTS.**

3 (a) IN GENERAL.—The Comptroller General of the  
4 United States shall conduct a study on the practices, in-  
5 cluding the accuracy of such practices, that the Federal  
6 Emergency Management Agency uses when conducting  
7 preliminary damage assessments for the purposes of pro-  
8 viding assistance under section 408 of the Robert T. Staf-  
9 ford Disaster Relief and Emergency Assistance Act (42  
10 U.S.C. 5174).

11 (b) CONTENTS.—The Comptroller General shall in-  
12 clude in the study conducted under subsection (a) the fol-  
13 lowing:

14 (1) A comparison of the process and procedures  
15 used by the Federal Emergency Management Agen-  
16 cy to complete preliminary damage assessments to  
17 the process and procedures used by private insur-  
18 ance companies following a major disaster.

19 (2) A review of training provided to individuals  
20 conducting preliminary damage assessments.

21 (3) A comparison of damage estimates for  
22 homes owned by individuals above the national me-  
23 dian income to homes owned by individuals at or  
24 below the national median income.

1   **SEC. 408. IMPROVED RENTAL ASSISTANCE.**

2           (a) STUDY.—Not later than 1 year after the date of  
3 enactment of this Act, the Administrator of the Federal  
4 Emergency Management Agency shall conduct a study to  
5 examine the unique challenges of renters when seeking  
6 Federal disaster assistance and any disparities of assist-  
7 ance provided to homeowners and renters pursuant to sec-  
8 tion 408 of the Robert T. Stafford Disaster Relief and  
9 Emergency Assistance Act (42 U.S.C. 5174) and develop  
10 a plan that addresses any identified challenges and dis-  
11 parities, including any recommendations for legislative ac-  
12 tion.

13          (b) REPORT TO CONGRESS.—Upon completion of the  
14 activities carried out under subsection (a), the Adminis-  
15 trator shall submit to the Committee on Transportation  
16 and Infrastructure of the House of Representatives and  
17 the Committee on Homeland Security and Governmental  
18 Affairs of the Senate a report containing the study and  
19 recommendations required under subsection (a).

20          (c) CONSULTATION.—In completing the study and re-  
21 port required under subsections (a) and (b), the Adminis-  
22 trator shall consult with appropriate Federal entities and  
23 stakeholders involved in disaster housing.

1 **SEC. 409. GAO ASSESSMENT ON IDENTITY THEFT AND DIS-**  
2 **ASTER FRAUD IN DISASTER ASSISTANCE**  
3 **PROGRAMS.**

4 Not later than 1 year after the date of enactment  
5 of this Act, the Comptroller General of the United States  
6 shall—

7 (1) conduct an assessment of improper and po-  
8 tentially fraudulent Federal disaster assistance for  
9 individuals made to survivors of major disasters de-  
10 clared in 2020 and 2021, including through identity  
11 theft; and

12 (2) submit to the Committee on Transportation  
13 and Infrastructure of the House of Representatives  
14 and the Committee on Homeland Security and Gov-  
15 ernmental Affairs of the Senate a report that de-  
16 scribes—

17 (A) the prevalence of improper and poten-  
18 tially fraudulent Federal disaster assistance for  
19 individuals made to registrants who used invalid  
20 information to apply for disaster assistance, in-  
21 cluding through identity theft;

22 (B) the number of disaster survivors whose  
23 claims for Federal disaster assistance for indi-  
24 viduals were denied due to another individual  
25 filing a fraudulent application using their per-  
26 sonal identifying information;

1 (C) the adequacy of existing fraud preven-  
2 tion protocols in place on the Federal Emer-  
3 gency Management Agency's online application  
4 for Federal disaster assistance for individuals;  
5 and

6 (D) recommendations for improving the  
7 identity verification protocols in place for Fed-  
8 eral disaster assistance for individuals.

9 **SEC. 410. GAO STUDY ON INSURANCE UTILIZATION FOR**  
10 **PUBLIC ASSISTANCE-ELIGIBLE FACILITIES.**

11 (a) IN GENERAL.—Not later than 1 year after the  
12 date of enactment of this Act, the Comptroller General  
13 of the United States shall complete a study on the utiliza-  
14 tion of insurance by facilities eligible for public assistance.

15 (b) MATTERS TO BE STUDIED.—In conducting the  
16 study under subsection (a), the Comptroller General shall  
17 examine the following:

18 (1) The effect of insurance coverage of a State  
19 on declarations by the President under section 401  
20 of the Robert T. Stafford Disaster Relief and Emer-  
21 gency Assistance Act (42 U.S.C. 5170) that a major  
22 disaster exists in such State.

23 (2) Trends in insurance coverage for facilities  
24 eligible for public assistance before and after such  
25 facilities receive public assistance.

1           (3) The enforcement of insurance purchase re-  
2           quirements under section 206.253 of title 44, Code  
3           of Federal Regulations.

4           (4) Rates of noncompliance with, or lapses in,  
5           required insurance coverage by recipients of public  
6           assistance.

7           (5) Rates of insurance coverage among critical  
8           facilities eligible for public assistance, including hos-  
9           pitals, emergency operations centers, and public  
10          safety buildings.

11          (6) Changes in facilities eligible for public as-  
12          sistance obtaining insurance coverage after revisions  
13          to flood hazard maps or other hazard designations.

14          (c) REPORT TO CONGRESS.—Upon completion of the  
15          study required under subsection (a), the Comptroller Gen-  
16          eral shall submit to Congress a report describing the re-  
17          sults of such study, including findings and any rec-  
18          ommendations for legislative or administrative action.

19          (d) PUBLIC ASSISTANCE DEFINED.—In this section,  
20          the term “public assistance” means assistance provided  
21          under section 403, 406, 409, or 428 of the Robert T. Staf-  
22          ford Disaster Relief and Emergency Assistance Act.

23      **SEC. 411. STUDY ON WILDFIRE MANAGEMENT PLANS.**

24          (a) REPORT.—Not later than 1 year after the date  
25          of enactment of this Act, the Comptroller General of the

1 United States shall conduct a study, and submit a report  
2 thereon to the Committee on Homeland Security and Gov-  
3 ernmental Affairs of the Senate and the Committee on  
4 Transportation and Infrastructure of the House of Rep-  
5 resentatives, on wildfire management plans.

6 (b) CONTENTS.—In the report submitted under sub-  
7 section (a), the Comptroller General shall include the fol-  
8 lowing:

9 (1) A list and description of States that have a  
10 completed forest management plan, wildland man-  
11 agement plan, or any similar plan intended to guide  
12 actions the State plans to take to mitigate the risk  
13 of wildfires with respect to non-Federal lands.

14 (2) A description of States that have a high  
15 risk of wildfires.

16 (3) For the States described in paragraph (2)—

17 (A) a list of the States that have completed  
18 a plan described in paragraph (1); and

19 (B) a description of whether such plan is  
20 effective at mitigating the risk of wildfires.

21 (4) An analysis of whether each State with a  
22 plan described in paragraph (1) follows such plan  
23 and makes available adequate resources to meet the  
24 goals of such plan.

1           (5) An analysis of whether any Federal funding  
2           for hazard mitigation provided to States with a high  
3           risk of wildfires is used to carry out activities related  
4           to mitigating the risk of wildfires.

5           (6) For wildfires that occurred during the 5-  
6           year period ending on the date of enactment of this  
7           Act, in States that did not have a plan described in  
8           paragraph (1), an analysis as to whether damage  
9           from such wildfires may have been reduced if such  
10          States had such a plan in place.

11          (7) A comparison of the plans listed under  
12          paragraph (1) and an identification of best practices  
13          and areas for improvement.

14          (8) Recommendations on whether incentives are  
15          needed in Federal funding for States to develop  
16          plans described in paragraph (1) and follow such  
17          plans.

18 **SEC. 412. EFFECTIVENESS OF LOCAL, STATE, TERRITORY,**  
19 **AND FEDERAL ALERTING SYSTEMS.**

20          (a) IN GENERAL.—The Comptroller General of the  
21          United States shall conduct a study on the effectiveness  
22          of local, State, territory, and Federal emergency alerting  
23          systems in disseminating timely and relevant information  
24          during weather-related emergencies to help communities  
25          develop better policies and procedures for emergency re-

1 sponse and enhance public safety in the event of a weath-  
2 er-related emergency.

3 (b) CONTENTS.—In conducting the study under sub-  
4 section (a), the Comptroller General shall—

5 (1) evaluate the efficacy of various alert medi-  
6 ums, including platforms such as social media, to  
7 disseminate emergency alerts, including travel bans  
8 and mass power outages, during extreme weather  
9 events;

10 (2) assess the extent that guidance and training  
11 exists for developing alert content, such as ensuring  
12 alerts are clear, relevant, and provide the public with  
13 actionable information; and

14 (3) determine whether improvements could be  
15 made to public alerting, including outdoor siren sys-  
16 tems, based on input from a selected sample of  
17 emergency managers, local officials, and community  
18 groups.

19 (c) REPORT.—Not later than 18 months after the  
20 date of enactment of this Act, the Comptroller General  
21 shall submit to the Committee on Transportation and In-  
22 frastructure and the Committee on Homeland Security of  
23 the House of Representatives and the Committee on  
24 Homeland Security and Governmental Affairs of the Sen-  
25 ate a report on the study conducted under subsection (a).

1 **SEC. 413. GAO REVIEW OF MANAGEMENT COSTS.**

2 Not later than 180 days after the date of enactment  
3 of this Act, the Comptroller General of the United States  
4 shall submit to the Committee on Homeland Security and  
5 Governmental Affairs of the Senate and the Committee  
6 on Transportation and Infrastructure of the House of  
7 Representatives a report—

8 (1) on the actual management costs described  
9 in section 324 of the Robert T. Stafford Disaster  
10 Relief and Emergency Assistance Act (42 U.S.C.  
11 5165b) during the period of a major disaster dec-  
12 laration under section 401 of such Act (42 U.S.C.  
13 5170) to determine whether the amount set aside for  
14 those management costs after the date of enactment  
15 of this Act is appropriate; and

16 (2) that includes the management costs de-  
17 scribed in section 324 of the Robert T. Stafford Dis-  
18 aster Relief and Emergency Assistance Act (42  
19 U.S.C. 5165b) for each disaster declared under dur-  
20 ing the period of a major disaster declaration under  
21 section 401 of such Act (42 U.S.C. 5170) during the  
22 5-year period preceding the date of the report, the  
23 amount set aside for those management costs, the  
24 use of those management costs, the length of each  
25 disaster, and the reason for the length of each dis-  
26 aster.

1   **SEC. 414. REPORT ON COORDINATION OF DISASTER ASSIST-**  
2                   **ANCE TO INDIVIDUALS.**

3           (a) IN GENERAL.—Not later than 1 year after the  
4   date of enactment of this Act, the Administrator of the  
5   Federal Emergency Management Agency, in coordination  
6   with other relevant Federal agencies, shall submit to the  
7   congressional committees of jurisdiction a report con-  
8   ducted by all relevant Federal agencies to improve the  
9   comprehensive delivery of disaster assistance to individ-  
10   uals following a major disaster or emergency declaration  
11   under the Robert T. Stafford Disaster Relief and Emer-  
12   gency Assistance Act (42 U.S.C. 5121 et seq.).

13          (b) CONTENTS.—The report required under para-  
14   graph (1) shall include both administrative actions taken,  
15   or planned to be taken, by the agencies as well as legisla-  
16   tive proposals, where appropriate, of the following:

17               (1) Efforts to improve coordination between the  
18   Agency and other relevant Federal agencies when  
19   delivering disaster assistance to individuals.

20               (2) Clarify the sequence of delivery of disaster  
21   assistance to individuals from the Agency, and other  
22   relevant Federal agencies.

23               (3) Clarify the interpretation and implementa-  
24   tion of section 312 of the Robert T. Stafford Dis-  
25   aster Relief and Emergency Assistance Act (42  
26   U.S.C. 5155) when providing disaster assistance to

1 individuals, including providing a common interpre-  
2 tation across the Agency, and other relevant Federal  
3 agencies, of the definitions and requirements under  
4 such section 312.

5 (4) Increase the effectiveness of communication  
6 to applicants for assistance programs for individuals  
7 after a disaster declaration, including the breadth of  
8 programs available and the potential impacts of uti-  
9 lizing one program versus another.

10 (c) REPORT UPDATE.—Not later than 4 years after  
11 the date of enactment of this Act, the Administrator, in  
12 coordination with other relevant Federal agencies, shall  
13 submit to the congressional committees of jurisdiction an  
14 update to the report required under paragraph (1).

15 **SEC. 415. GAO REVIEW OF COST SAVINGS ASSOCIATED**  
16 **WITH REPAIR AND REBUILDING REFORMS.**

17 (a) IN GENERAL.—Not later than 3 years after the  
18 date of enactment of this Act, the Comptroller General  
19 of the United States shall complete a study on repair and  
20 rebuilding reforms carried out by the Administrator of the  
21 Federal Emergency Management Agency.

22 (b) CONTENTS.—The Comptroller General shall in-  
23 clude in the study conducted under subsection (a) the fol-  
24 lowing:

1           (1) A comprehensive review of the costs associ-  
2           ated with providing direct housing assistance options  
3           in response to a major disaster or emergency, in-  
4           cluding temporary housing units, transportable tem-  
5           porary housing units, hoteling programs, and rental  
6           assistance.

7           (2) An assessment of—

8                   (A) the relative cost and timeliness of pro-  
9                   viding permanent repairs or reconstruction of  
10                  owner-occupied residences compared to the pro-  
11                  vision of direct housing assistance options, in-  
12                  cluding an evaluation of both short-term ex-  
13                  penditures and long-term Federal obligations;

14                   (B) the effect of permanent repairs or re-  
15                   construction assistance on recovery outcomes  
16                   for survivors of major disasters, including time  
17                   to reestablishment, housing stability, health and  
18                   safety, and economic self-sufficiency, in com-  
19                   parison to the recovery outcomes for such sur-  
20                   vivors who received temporary sheltering;

21                   (C) the effect of permanent repairs or re-  
22                   construction on the ability of survivors of major  
23                   disasters to remain in or return to pre-disaster  
24                   communities, including implications for commu-  
25                   nity cohesion and regional workforce stability;

1 (D) the benefits and potential challenges of  
2 expanding the role of the Federal Emergency  
3 Management Agency in direct repair or recon-  
4 struction, including staffing, coordination with  
5 States or Tribal governments, and interagency  
6 collaboration;

7 (E) the effect of repair and rebuilding re-  
8 forms on long-term Federal disaster recovery li-  
9 abilities, including the potential for cost avoid-  
10 ance in future disaster assistance, housing dis-  
11 placement, and repeat assistance cases; and

12 (F) the adequacy of existing or proposed  
13 safeguards to protect Federal funds.

14 (3) A review of the use of permanent repairs of  
15 owner-occupied residences and permanent housing  
16 construction by the Administrator, including best  
17 practices and lessons learned.

18 (c) REPORT.—Upon completion of the study required  
19 under subsection (a), the Comptroller General shall sub-  
20 mit to Congress a report describing the results of such  
21 study, including findings and any recommendations for  
22 legislative or administrative action.

23 (d) REPAIR AND REBUILDING REFORMS DEFINED.—  
24 In this section, the term “repair and rebuilding reforms”  
25 means reforms to the provision of assistance under sec-

1 tions 403 and 408 of the Robert T. Stafford Disaster Re-  
2 lief and Emergency Assistance Act as a result of the  
3 amendments made by this Act.