

**REVENUE: No revenue impact**

**FISCAL: No fiscal impact**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 0 - 2
<b>Yeas:</b>	Barton, Cowan, Gilliam, Krieger, Riley, Tomei, Wingard, Holvey
<b>Nays:</b>	0
<b>Exc.:</b>	Matthews, Weidner
<b>Prepared By:</b>	Victoria Cox, Administrator
<b>Meeting Dates:</b>	5/13, 5/18

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**WHAT THE MEASURE DOES:** Revises certain provisions for termination of tenancy. Allows for 30-day no-cause notice of termination by tenant in month-to-month tenancy. Allows for 30-day no-cause notice of termination by landlord within first year of month-to-month tenancy. Requires 60-day no-cause notice of termination by landlord after first year of month-to-month tenancy. Allows, but does not require, statement of reason for termination in notice. Allows temporary occupancy agreement and specifies parties who may be subject to agreement. Delineates procedures and parameters for temporary occupancy agreement. Delineates procedures for disposition of personal property of deceased tenant. Limits types of fees landlord may charge and requires that landlord provide tenant with written list of fees and accounting of deductions from deposit. Prohibits landlord from charging fee or deposit for assistance animal. Specifies allowable fees related to tenant damage or abandonment of rental housing.

**ISSUES DISCUSSED:**

- Work of the landlord-tenant coalition
- Consensus reached

**EFFECT OF COMMITTEE AMENDMENT:** Requires 60-day no-cause notice to terminate tenancy after the first year of occupancy. Creates provisions for temporary occupancy in cases where a guest occupies dwelling with permission of the tenant. Clarifies process for disposition of possessions of deceased tenant. Limits fees to specified items and requires accounting of any funds deducted from deposits.

**BACKGROUND:** SB 771-B represents a consensus among the landlord-tenant coalition on legislative concepts and language revisions pertaining to occupancy and termination, disposition of property of deceased tenants, and allowable fees, payments and deposits.