

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 5 - 0 - 0

Yeas: Bonamici, Boquist, George, Monroe, Shields

Nays: 0

Exc.: 0

Prepared By: Patrick Brennan, Administrator

Meeting Dates: 2/21, 3/9

WHAT THE MEASURE DOES: Modifies statutory provisions regulating the negotiation of rental agreements and disclosure of rent and fees. Modifies provisions related to retaliatory actions by landlords. Increases threshold from \$500 to \$1,000 by which landlord may choose to destroy or dispose of personal property left behind by a tenant. Requires tenant to give notice of intent to landlord prior to expiration of a nonpayment of rent notice; allows landlord to reinstate deposit by requiring tenant to pay new deposit within two months after receipt of notice. Allows immediate family to accompany victim tenant who qualifies for early termination due to safety threats from domestic violence, sexual assault or stalking.

ISSUES DISCUSSED:

- Consensus product of General Landlord/Tenant Coalition

EFFECT OF COMMITTEE AMENDMENT: Increases threshold from \$500 to \$1,000 by which landlord may choose to destroy or dispose of personal property left behind by a tenant. Requires tenant to give notice of intent to landlord prior to expiration of a nonpayment of rent notice; allows landlord to reinstate deposit by requiring tenant to pay new deposit within two months after receipt of notice. Allows immediate family to accompany victim tenant who qualifies for early termination due to safety threats from domestic violence, sexual assault or stalking.

BACKGROUND: Senate Bill 293-A makes several changes to statutes regulating rental agreements between landlords and tenants. With regard to applicant screening charges to cover the cost of obtaining information as part of the rental agreement process, the measure increases the amount an applicant may recover if the vacancy is filled prior to the screening taking place or if no screening is conducted; in such cases the applicant would be eligible to recover twice the applicant screening charge paid plus \$150. The measure also requires that landlords charging deposits for securing rental agreements must provide a written statement outlining the amount of rent, fees, and deposits; failure to comply results in ability of the tenant to recover up to \$150, increased from \$100 under current law.

Senate Bill 293-A also revises statutes mandating the installation and maintenance of carbon monoxide detectors in rental units containing sources of carbon monoxide for consistency with Fire Marshal rules. This requirement was enacted with the passage of House Bill 3450 (2009).

Under current law, a landlord may not terminate or fail to renew a tenancy for the reason that the tenant is the victim of domestic violence, sexual assault, stalking, or because a violation of the rental agreement was an incident involving any of those incidents. Senate Bill 293-A expands the prohibition to prevent a landlord from serving notice of termination, bringing or threatening to bring an action for possession, increasing rent or decreasing services.

3/14/2011 10:03:00 AM

This summary has not been adopted or officially endorsed by action of the committee.