

REVENUE: No revenue impact
FISCAL: Minimal impact
SUBSEQUENT REFERRAL TO: None.

Action:

Vote:

Yeas:

Nays:

Exc.:

Prepared By: Laura Handzel

Meeting Dates: 3/24, 4/13

WHAT THE MEASURE DOES: Modifies provisions relating to landlord–tenant relations.

ISSUES DISCUSSED:

- Bill result of coalition work
- Additional amendments needed

EFFECT OF COMMITTEE AMENDMENT: Proposed -2 amendments define terms, clarify processes for fee assessments and applications by landlord, provides exceptions to both landlord and tenant from certain provisions in certain circumstances, requires landlord to at all times provide route of exit from bedroom for use during emergency and allows tenant to recover damages for noncompliance as well as terminate tenancy with conditions, and lists circumstances where tenant not responsible for damage.

BACKGROUND: Senate Bill 390 clarifies definitions and terms affecting landlord and tenant relations. Specifically, it: allows a landlord to charge a tenant a fee for the failure to clean up the waste of a service or companion animal; excludes from the definition of “rent” funds paid to a landlord by any other local, state or federal housing assistance program; and disallows a tenant from removing, obstructing or tampering with a sprinkler head used for fire suppression.