

**PRELIMINARY STAFF MEASURE SUMMARY****CARRIER:**

House Committee on Human Services and Housing

**REVENUE:** No revenue impact**FISCAL:** Fiscal statement issued**SUBSEQUENT REFERRAL TO:** NONE**Action:****Vote:**

Yeas:

Nays:

Exc.:

**Prepared By:** Robyn Johnson, Administrator**Meeting Dates:** 5/11**WHAT THE MEASURE DOES:**

Clarifies and defines terms associated with statutes outlining tenant and landlord relations. Permits landlord to charge fee for failure to clean up waste of service animal or companion animals. Specifies new permissible fees. Clarifies definition of “rent” in relationship to local, state or federal housing assistance program payments. Prohibits tenant from removing, obstructing or tampering with sprinkler head used for fire suppression. Clarifies process for fee assessments and applications by landlord. Provides exceptions to landlord and tenant from certain provisions in certain circumstances. Requires landlord to provide emergency route of exit from bedroom and allows tenant to terminate tenancy with conditions and recover damages for noncompliance. Lists circumstances where tenant not responsible for damage.

**ISSUES DISCUSSED:****EFFECT OF COMMITTEE AMENDMENT:** No amendment.**BACKGROUND:**

Senate Bill 390-A is the result of consensus work by the General Landlord/Tenant Coalition.

Senate Bill 390-A 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 animal 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. Additionally, the bill clarifies the process for fee assessments and applications by landlord. It requires landlords to provide an emergency exit route from the bedroom and allows tenants to terminate tenancy and recover damages for noncompliance. Senate Bill 390-A also lists circumstances where tenants are not responsible for damages.