

STAFF MEASURE SUMMARY

Senate Committee On Judiciary

Fiscal: Has minimal fiscal impact

Revenue: No Revenue Impact

Action Date: 04/13/15

Action: Do Pass With Amendments. (Printed A-Eng.)

Meeting Dates: 03/24, 04/13

Vote:

Yeas: 5 - Burdick, Gelser, Kruse, Prozanski, Thatcher

Prepared By: Laura Handzel, Administrator

WHAT THE MEASURE DOES:

Clarifies and defines terms associated with landlord and tenant law statutes. Allows landlord to charge fee for failure to clean up waste of service animal or companion animal. Excludes funds paid to landlord by any other local, state or federal housing assistance program from “rent” definition. 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:

- Consensus bill
- Bill result of coalition work
- Provisions of measure
- Additional amendments needed

EFFECT OF COMMITTEE AMENDMENT:

Defines terms. Clarifies 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 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.

BACKGROUND:

Senate Bill 390-A is the result of in-depth 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, Senate Bill 390-A 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.