

**House Committee On Human Services and Housing**

**Fiscal:** Has minimal fiscal impact

**Revenue:** No Revenue Impact

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**Action Date:** 05/18/15

**Action:** Do Pass.

**Meeting Dates:** 05/11, 05/18

**Vote:**

Yeas: 9 - Buehler, Evans, Gallegos, Hayden, Keny-Guyer, Parrish, Piluso, Stark, Taylor

**Prepared By:** Robyn Johnson, Committee Administrator

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**WHAT THE MEASURE DOES:**

Clarifies and defines terms associated with statutes outlining tenant and landlord relations. Specifies new permissible fees, including those for pet waste clean-up. Clarifies definition of “rent” in relationship to housing assistance payments. Prohibits tenant from removing, obstructing or tampering with sprinkler head used for fire suppression. Clarifies process for fee assessments and applications by landlord. Grants fee exception for landlord and tenant from certain provisions. Requires landlord to provide emergency exit routes; outlines recourse. Lists circumstances where tenant not responsible for damage.

**ISSUES DISCUSSED:**

- Landlord/Tenant coalition
- History of coalition

**EFFECT OF COMMITTEE AMENDMENT:**

No amendment.

**BACKGROUND:**

Senate Bill 390-A comes from the General Landlord/Tenant Coalition. It clarifies definitions and terms affecting landlord and tenant relations. Specifically, it allows landlords to charge tenants a fee for failing to clean up animal waste, it excludes from the definition of “rent” funds paid to landlords by local, state or federal housing assistance programs and it prohibits tenants from tampering with sprinkler heads used for fire suppression. Additionally, the measure clarifies the process for fee assessments and applications, requires landlords to provide emergency exit routes from bedrooms 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.