

SB 282 -1 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 3/4, 3/9, 3/18

WHAT THE MEASURE DOES:

Directs Housing and Community Services Department to study rental housing issues. Requires Housing and Community Services Department to report to Legislative Assembly no later than September 15, 2022.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Replaces measure. Extends expiration of grace period for tenant repayment of rental debt accrued during emergency period from June 30, 2021 to February 28, 2022. Restricts landlords from reporting tenant nonpayment accrued during emergency period to consumer credit agencies, considering tenant nonpayment accrued during grace period in tenant applications, and enforcing fee- or termination-related restrictions based on specific occupancy standards. Allows defendants to apply to seal court records of judgments regarding certain claims related to tenancy made during grace period. Sets expirations for various provisions included in measure. Declares emergency, effective on passage.

BACKGROUND:

During the third Joint Special Session in December of 2020, the Legislative Assembly passed House Bill 4401, which extended the grace period for tenant nonpayment of rent and other charges, as well as the moratorium on evictions without cause, until June 30, 2021. The measure also extended the moratorium on eviction for nonpayment through June 30, 2021, for tenants who declared financial hardship.

Senate Bill 282 with the -1 amendment extends the expiration of the grace period for tenant nonpayment of rent and other charges accrued during the emergency period from June 30, 2021 to February 28, 2022. The measure restricts landlords from reporting tenant nonpayment accrued during the emergency period to consumer credit agencies and considering tenant nonpayment accrued during the grace period when reviewing tenant applications. Senate Bill 282 with the -1 amendment prevents landlords from levying fees or terminating rental agreements if those enforcements are based on: a lower maximum occupancy than established by federal, state, or local law for a given dwelling unit; the total number of tenant guests; and the maximum duration of guests' stay in the tenant's dwelling unit. The measure allows defendants to apply to seal court records of judgments regarding certain claims related to their tenancy if the claims arose during the grace period. The provisions regarding changes to allowable considerations for tenant applications and applications to seal court records sunset January 2, 2028. The provisions regarding restrictions on enforcement of occupancy standards sunset March 1, 2022. Senate Bill 282 with the -1 amendment declares an emergency, effective on passage.