

SB 282 -4 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 3/4, 3/9, 3/18, 3/25

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:

-4 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 and considering tenant nonpayment accrued during grace period in tenant applications. Establishes limits on guest restrictions and what landlords may require from tenants' guests during stays longer than 15 days in 12-month period. 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 -4 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 -4 amendment prevents landlords from imposing guest restrictions based on the maximum duration of a guest's stay in the tenant's dwelling unit and enforcement of lower maximum occupancies than established by federal, state, or local law for a given dwelling unit. In addition, the measure allows landlords to require temporary occupancy agreements and guest screening using regular criteria, except for credit-related indicators. 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 tenants' guests sunset March 1, 2022. Senate Bill 282 with the -4 amendment declares an emergency, effective on passage.