

SENATE AMENDMENTS TO SENATE BILL 1523

By COMMITTEE ON HOUSING AND DEVELOPMENT

February 13

- 1 On page 1 of the printed bill, delete lines 7 through 25.
- 2 On page 2, delete lines 1 through 7 and insert:
- 3 **“SECTION 2. (1) A landlord who uses a tenant portal to accept an application shall:**
- 4 **“(a)(A) Post a printable copy of the application on the landlord’s website; or**
- 5 **“(B) Within seven days following receipt of a written request by any prospective appli-**
- 6 **cant, provide a printed or printable copy of the application to the prospective applicant by**
- 7 **mail or electronic mail.**
- 8 **“(b) Process all applications whether received through the tenant portal or outside of the**
- 9 **portal.**
- 10 **“(2) If an applicant or tenant requests an alternative in writing, a landlord may not re-**
- 11 **quire a tenant to use a tenant portal as the sole means to:**
- 12 **“(a) Verify identification;**
- 13 **“(b) Review and sign addenda or other legal agreements; or**
- 14 **“(c) Submit documents relating to the tenancy.**
- 15 **“(3) This section does not prohibit a landlord from entering tenant information into a**
- 16 **tenant portal or otherwise using a tenant portal.**
- 17 **“(4) If a landlord fails to comply with this section, an individual who applied as described**
- 18 **in subsection (1)(b) of this section or requested an alternative to the tenant portal under**
- 19 **subsection (1)(a) or (2) of this section is entitled to any damages sustained, or \$100, which-**
- 20 **ever is greater.”.**
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