

PREVENT EVICTIONS, ENSURE RENTERS LIVE IN SAFE HOUSING

SUPPORT SB 524 & SB 422

SB 524: AUTHORED BY SEN. MELTON

- Ⓐ A bill to strengthen renter protections and address the eviction crisis in our state by:
- Ⓐ Allowing tenants to withhold rent and/or repair and deduct payments for severe habitability violations that go unaddressed
- Ⓐ Expanding legal aid to tenants in crisis
- Ⓐ Sealing eviction filings when there is no court judgement and providing a process for expungement for good cause shown, allowing families to secure new housing
- Ⓐ Limiting security deposits to one month's rent
- Ⓐ Making it a criminal offense to rent a condemned property
- Ⓐ Increasing the notice for rent increases from 30 to 60 days

SB 422: AUTHORED BY SEN. BOHACEK

- Ⓐ A bill that provides common sense clarity in landlord-tenant law to:
- Ⓐ Allow tenants to terminate lease if basic habitability standards are not met or repaired within reasonable time frame of moving in
- Ⓐ Basic habitability in the bill includes functioning sanitary systems, heating or air conditioning, plumbing, electrical systems
- Ⓐ The bill also cleans up state code to ensure the eviction notice requirement applies to all rental leases, not just informal or oral leases

