

SENATE BILL No. 415

DIGEST OF INTRODUCED BILL

Citations Affected: IC 32-31.

Synopsis: Landlord-tenant matters. Provides that, upon the request of a prospective tenant, a landlord must provide the prospective tenant with a written explanation of the landlord's reasons for denying the tenant's rental application. Requires a landlord to disclose the amount of a rental application fee in a listing advertising a rental unit as available for rent. Provides that a landlord may not charge a tenant a fee, fine, assessment, interest, or any other cost: (1) that is not stated in the rental agreement; or (2) in an amount greater than the amount stated in the rental agreement. Requires a landlord to return any excess amount to a tenant when the amount the tenant pays for a fee is greater than the actual cost to the landlord. Requires a landlord to provide a receipt of the landlord's expense of fees paid by a tenant upon the request of the tenant.

Effective: July 1, 2025.

Pol Jr.

January 13, 2025, read first time and referred to Committee on Judiciary.



First Regular Session of the 124th General Assembly (2025)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2024 Regular Session of the General Assembly.

SENATE BILL No. 415

A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-31-1-24 IS ADDED TO THE INDIANA CODE
2 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
3 1, 2025]: **Sec. 24. (a) If a landlord denies a prospective tenant's**
4 **application to rent a rental unit, the prospective tenant may**
5 **request a written explanation of the landlord's reasons for the**
6 **denial.**

7 (b) A landlord must provide a written explanation requested
8 under subsection (a) not later than thirty (30) days after the
9 request is made.

10 SECTION 2. IC 32-31-12 IS ADDED TO THE INDIANA CODE
11 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE
12 JULY 1, 2025]:

13 **Chapter 12. Disclosure of Fees**

14 **Sec. 1. This chapter applies to:**

15 (1) a rental unit offered for rent; and

16 (2) a rental agreement entered into;

17 **after June 30, 2025.**



1 **Sec. 2.** The definitions in IC 32-31-3 apply throughout this
2 chapter.
3 **Sec. 3.** As used in this chapter, "rental application fee" means
4 an amount of money that is charged or accepted by a landlord
5 from a prospective tenant in connection with the prospective
6 tenant's submission of an application to rent a rental unit.
7 **Sec. 4.** A landlord must disclose the amount of a rental
8 application fee in a listing advertising a rental unit as available for
9 rent.
10 **Sec. 5. (a)** A landlord may not charge a tenant a fee, a fine, an
11 assessment, interest, or any other cost:
12 (1) that is not stated in the rental agreement; or
13 (2) in an amount greater than the amount stated in the rental
14 agreement.
15 **This subsection does not apply to a tenancy at will.**
16 **(b)** A landlord must explicitly state in a rental agreement which
17 fees are required for the rental unit and which fees are optional to
18 the tenant.
19 **Sec. 6.** If a fee paid by a tenant is greater than the amount of the
20 landlord's actual cost associated with the fee, the landlord must
21 return the excess amount of the fee to the tenant not later than
22 thirty (30) days after the landlord's payment.
23 **Sec. 7.** Upon the request of a tenant, a landlord shall provide the
24 tenant with an electronic or paper receipt detailing the landlord's
25 expense of fees paid by the tenant. The landlord must respond to a
26 request under this section not later than thirty (30) days after the
27 request is made.

