

BILL SUMMARY
1st Session of the 59th Legislature

Bill No.:	HB 2109
Version:	FA1
Request Number:	
Author:	Rep. Pae
Date:	3/15/2023
Impact:	Please see previous summary of this measure

Research Analysis

The floor amendment to HB 2109 specifies that the measure's requirements will apply to landlords renting no more than 10 units. The amendment also removes the retaliation condition wherein a landlord takes action against a tenant within six months.

HB 2109, as amended, prohibits landlords renting up to 10 units from retaliating against tenants. Upon learning of certain tenant complaints or actions, the landlord may not:

- increase rent;
- decrease services;
- bring or threaten to bring an action for possession;
- or terminate a rental agreement.

The landlord will retain the right to recovery of the premises if the recovery was done in good faith. The measure also provides requirements a tenant must meet to bring an action against a landlord for violating this provision and outlines scenarios where a tenant cannot be evicted on the basis of non-payment of rent when the property fails to meet the habitability standards.

Prepared By: Autumn Mathews

Fiscal Analysis

The measure is currently under review and impact information will be completed.

Prepared By: House Fiscal Staff

Other Considerations

None.