

BILL SUMMARY
2nd Session of the 59th Legislature

Bill No.:	SB 1761
Version:	ENGR
Request Number:	
Author:	Rep. West (Tammy)
Date:	3/22/2024
Impact:	See Analysis Below

Research Analysis

Pending

Prepared By: House Research Staff

Fiscal Analysis

SB 1761 authorizes the Oklahoma Housing Finance Agency (OHFA) to develop and implement the Rent Guarantee Program (Program). The measure further provides Program purposes and procedures. Notably, the measure permits a landlord to request financial assistance from OHFA pursuant to the Program; up to a maximum of \$2,000.00 per eligible tenant, or \$5,000.00 per landlord.

Per OHFA, SB1761 is an unfunded mandate that would have a significant financial impact to the Oklahoma Housing Finance Agency, which could potentially reach upwards of tens of millions of dollars. OHFA has identified the following cost-drivers:

1. As currently written, OHFA would be required to obtain and maintain demographic, income, credit, rental, and criminal background history for every eligible renter household in the state of Oklahoma. OHFA could receive hundreds of thousands of applications. OHFA does not currently have the office space, staff, IT equipment, or financial resources to devote to these activities.
2. OHFA would be required to provide each eligible renter household with written certification of eligibility for the Rent Guarantee Program to provide to a prospective landlord. This activity would require a significant amount of staff time. OHFA does not currently have the office space, staff, or IT equipment for this activity.
3. OHFA would be required to obtain lease agreements for every renter household who is provided with a Rent Guarantee Certification. This activity would require a significant amount of staff time and financial resources.
4. OHFA would be required to verify past-due rent, damages, or eviction costs for every household where a landlord submits a request for assistance under the Rent Guarantee Program. This activity would require a significant amount of staff time and financial resources.

While the fiscal impact to OHFA is subject to the availability of funding, plus other factors such as the number of eligible tenants that may participate in the Program, OHFA is a non-appropriated agency. However, OHFA does require appropriated revenues to distribute through its financing programs. Therefore, the anticipated fiscal impact of the measure is currently unknown, but it could ultimately be substantial.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

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