

BILL SUMMARY
1st Session of the 59th Legislature

Bill No.:	HB 2109
Version:	CS
Request Number:	7524
Author:	Rep. Pae
Date:	3/13/2023
Impact:	Please see previous summary of this measure

Research Analysis

The committee substitute for HB 2109 prohibits landlords 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.

Such actions taken against a tenant will be deemed retaliatory if it occurs within six months of the tenant's action. 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.